Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 179 Wickham Road, Moorabbin VIC 3189 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,000,000 & $1,050,000

## Median sale price

Median price $1,300,000 Property Type House Suburb Moorabbin

Period - From 26/08/2024 to 24/02/2025 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 10 Beilby Street Moorabbin VIC 3189 | $1,100,000 | 13/11/2024 |
| 1/2 Flowerdale Road Hampton East VIC 3188 | $1,050,000 | 24/10/2024 |
| 502 South Road Moorabbin VIC 3189 | $1,020,000 | 22/02/2025 |

This Statement of Information was prepared on: 26/02/2025