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 Including suburb and postcode	44 Clay Street, Moorabbin VIC 3189

Indicative selling price

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

Range between $900,000 & $970,000

Median sale price

Median price $710,000 Property Type Unit Suburb Moorabbin

Period - From 06/09/2024 to 05/03/2025 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
2/9 Barbara Street Moorabbin VIC 3189	$900,000	07/12/2024
3/18 The Crescent Highett VIC 3190	$950,000	07/12/2024
2/523 South Road Bentleigh VIC 3204	$988,000	11/02/2025

This Statement of Information was prepared on: 06/03/2025