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	13 Le Page Street, Moorabbin VIC 3189

Indicative selling price

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

Range between $1,180,000 & $1,250,000

Median sale price

Median price $1,277,000 Property Type House Suburb Moorabbin

Period - From 01/10/2024 to 31/03/2025 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
20 William Street Moorabbin VIC 3189	$1,240,000	29/03/2025
46 Matilda Road Moorabbin VIC 3189	$1,170,000	01/03/2025
12 Chapel Road Moorabbin VIC 3189	$1,282,500	16/11/2024

This Statement of Information was prepared on: 01/04/2025