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	44b Clay Street, Moorabbin VIC 3189

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $660,000 Property Type Unit Suburb Moorabbin

Period - From 29/11/2024 to 28/05/2025 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
2/31 Hamer Street Moorabbin VIC 3189	$865,000	02/04/2025
2/26 Norville Street Bentleigh East VIC 3165	$870,000	22/02/2025
23 England Street Bentleigh East VIC 3165	$830,000	01/05/2025

This Statement of Information was prepared on: 29/05/2025