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	6/2 COOMA STREET MOORABBIN VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$850,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,900	Property type	Unit	Suburb	Moorabbin
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6/50 BARILLA ROAD MOORABBIN VIC 3189	$905,000	17-May-25
16A NOWRA STREET MOORABBIN VIC 3189	$950,000	10-Apr-25
2/30-32 MARQUIS ROAD BENTLEIGH VIC 3204	$890,000	24-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 July 2025

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6/50 BARILLA ROAD MOORABBIN VIC 3189

3 1 1

Sold Price **$905,000** Sold Date **17-May-25**

Distance **0.43km**



16A NOWRA STREET MOORABBIN VIC 3189

3 2 1

Sold Price **$950,000** Sold Date **10-Apr-25**

Distance **0.43km**



2/30-32 MARQUIS ROAD BENTLEIGH VIC 3204

3 1 2

Sold Price **$890,000** Sold Date **24-May-25**

Distance **1.02km**

RS = Recent sale **UN** = Undisclosed Sale

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