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	112 Chapel Road, Moorabbin VIC 3189

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,225,000 Property Type House Suburb Moorabbin

Period - From 09/04/2025 to 08/10/2025 Source Cotality™

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
182 Wickham Road Highett VIC 3190	$1,002,000	16/08/2025
520 South Road Moorabbin VIC 3189	$1,145,000	23/08/2025
152 Wickham Road Highett VIC 3190	$1,145,000	21/06/2025

This Statement of Information was prepared on: 09/10/2025