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	93 Chapel Road, Moorabbin Vic 3189

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,253,500 Property Type House Suburb Moorabbin

Period - From 22/10/2024 to 21/10/2025 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/2 Cooma St MOORABBIN 3189	$950,000	30/08/2025
2	182 Wickham Rd HIGHETT 3190	$1,002,000	16/08/2025
3	44B Clay St MOORABBIN 3189	$978,000	15/06/2025

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 six months.~~

This Statement of Information was prepared on: 22/10/2025 13:38

93 Chapel Road, Moorabbin Vic 3189

HODGES



3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: Approx 378 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
22/10/2024 - 21/10/2025: $1,253,500

Comparable Properties



6/2 Cooma St MOORABBIN 3189 (REI)

3 1 2

Price: $950,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit
Land Size: 213 sqm approx

Agent Comments



182 Wickham Rd HIGHETT 3190 (REI)

3 1 2

Price: $1,002,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)

Agent Comments



44B Clay St MOORABBIN 3189 (REI/VG)

3 2 2

Price: $978,000
Method: Sold Before Auction
Date: 15/06/2025
Property Type: Unit

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

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