

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

108/6 Station Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$380,000

&

\$400,000

Median sale price

Median price \$742,500

Property Type Unit

Suburb Moorabbin

Period - From 25/09/2024

to

24/09/2025

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	10/463 South Rd BENTLEIGH 3204	\$400,000	06/08/2025
2	112/6 Station St MOORABBIN 3189	\$400,000	18/07/2025
3	907/6 Station St MOORABBIN 3189	\$300,000	14/04/2025

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:

25/09/2025 14:45



Property Type:
Agent Comments

Indicative Selling Price
\$380,000 - \$400,000
Median Unit Price
25/09/2024 - 24/09/2025: \$742,500

Comparable Properties



10/463 South Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 06/08/2025
Property Type: Apartment



112/6 Station St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 18/07/2025
Property Type: Apartment

907/6 Station St MOORABBIN 3189 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 14/04/2025
Property Type: Flat/Unit/Apartment (Res)

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