

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

2 Nowra Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Moorabbin

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	22 View St HIGHETT 3190	\$1,580,000	21/02/2026
2	27 Purtell St BENTLEIGH EAST 3165	\$1,580,000	06/12/2025
3	56 Matilda Rd MOORABBIN 3189	\$1,505,000	27/11/2025

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:

25/02/2026 20:52



3 1 2

Property Type: House (Res)

Land Size: 601 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2025: \$1,270,000

Comparable Properties



22 View St HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,580,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



27 Purtell St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 4

Price: \$1,580,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 612 sqm approx



56 Matilda Rd MOORABBIN 3189 (REI)

Agent Comments

3 2 2

Price: \$1,505,000

Method: Sold Before Auction

Date: 27/11/2025

Property Type: House (Res)

Land Size: 614 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480