

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 511/6 Station Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$772,500 Property Type Unit 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	504/17 Taylor St MOORABBIN 3189	\$425,000	12/01/2026
2	108/6 Station St MOORABBIN 3189	\$418,000	29/10/2025
3	8/29 Graham Rd HIGHETT 3190	\$410,000	01/09/2025

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 16:58



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

Year ending December 2025: \$772,500

Comparable Properties



504/17 Taylor St MOORABBIN 3189 (VG)

Agent Comments



Price: \$425,000

Method: Sale

Date: 12/01/2026

Property Type: Flat/Unit/Apartment (Res)



108/6 Station St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$418,000

Method: Auction Sale

Date: 29/10/2025

Property Type: Apartment



8/29 Graham Rd HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 01/09/2025

Property Type: Apartment

Account - Lynchs Real Estate | P: 03 9555 1911



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