

## 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

205/6 STATION STREET MOORABBIN VIC 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Mar 2025

to

28 Feb 2026

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 6 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

203/6 STATION STREET MOORABBIN VIC 3189	\$470,000	27-Nov-25
8/3-5 WILLIAM STREET MOORABBIN VIC 3189	\$465,000	12-Nov-25

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 6 months.

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**203/6 STATION STREET  
MOORABBIN VIC 3189**

 2  1  1

Sold Price **\$470,000** Sold Date **27-Nov-25**

Distance **0km**



**8/3-5 WILLIAM STREET  
MOORABBIN VIC 3189**

 2  1  2

Sold Price **\$465,000** Sold Date **12-Nov-25**

Distance **1.17km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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