

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 Baker Street, Moorabbin VIC 3189

Indicative selling price

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

Range between

\$1,320,000

&

\$1,370,000

Median sale price

Median price

\$1,292,500

Property Type

House

Suburb

Moorabbin

Period - From

23/08/2025

to

21/02/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
94 Wingate Street Bentleigh East VIC 3165	\$1,350,000	05/12/2025
2A The Highway Bentleigh VIC 3204	\$1,350,000	18/12/2025
6B Bruthen Street Moorabbin VIC 3189	\$1,335,000	25/10/2025

This Statement of Information was prepared on:

23/02/2026