

# 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

2/20 Redholme 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)

Range between \$780,000 & \$830,000

### 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	27a Franklin St MOORABBIN 3189	\$775,000	29/11/2025
2	4/17 Barilla Rd MOORABBIN 3189	\$780,000	03/11/2025
3	2/225 Chesterville Rd MOORABBIN 3189	\$800,000	28/10/2025

**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:

16/02/2026 16:41

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2 1 1

**Rooms:** 5  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$830,000  
**Median Unit Price**  
Year ending December 2025: \$772,500

## Comparable Properties



**27a Franklin St MOORABBIN 3189 (REI/VG)**

[Agent Comments](#)

2 1 1

**Price:** \$775,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** Unit



**4/17 Barilla Rd MOORABBIN 3189 (REI/VG)**

[Agent Comments](#)

2 1 2

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 03/11/2025  
**Property Type:** Unit



**2/225 Chesterville Rd MOORABBIN 3189 (VG)**

[Agent Comments](#)

2 - -

**Price:** \$800,000  
**Method:** Sale  
**Date:** 28/10/2025  
**Property Type:** Flat/Unit/Apartment (Res)

Account - Lynchs Real Estate | P: 03 9555 1911