

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

307/11 Central Avenue, Moorabbin Vic 3189

Indicative selling price

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

Range between \$500,000 & \$550,000

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	3/17 Keiller St HAMPTON EAST 3188	\$535,000	31/01/2026
2	402/11 Central Av MOORABBIN 3189	\$510,000	29/10/2025
3			

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:

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Kieran Lynch
(03) 9555 1911
0430 306 801
kieran@lynchs.com



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2025: \$772,500

Comparable Properties



3/17 Keiller St HAMPTON EAST 3188 (REI)

Agent Comments

 2  1  1

Price: \$535,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Unit

Land Size: 77 sqm approx



402/11 Central Av MOORABBIN 3189 (REI/VG)

Agent Comments

 2  1  1

Price: \$510,000

Method: Private Sale

Date: 29/10/2025

Property Type: Apartment

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.

Account - Lynchs Real Estate | P: 03 9555 1911



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