

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 609/6 Station Street, Moorabbin Vic 3189

Indicative selling price

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

Single price \$469,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Moorabbin

Period - From 01/10/2025

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	203/6 Station St MOORABBIN 3189	\$470,000	03/12/2025
2	8/3 William St MOORABBIN 3189	\$465,000	20/11/2025
3	249/75 Graham Rd HIGHETT 3190	\$470,000	10/10/2025

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:

10/02/2026 12:36

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$469,000

Median Unit Price

December quarter 2025: \$680,000

Comparable Properties



203/6 Station St MOORABBIN 3189 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$470,000

Method: Private Sale

Date: 03/12/2025

Property Type: Apartment



8/3 William St MOORABBIN 3189 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$465,000

Method: Private Sale

Date: 20/11/2025

Property Type: Apartment



249/75 Graham Rd HIGHETT 3190 (VG)

[Agent Comments](#)

2 - -

Price: \$470,000

Method: Sale

Date: 10/10/2025

Property Type: Strata Unit/Flat

Account - Lynchs Real Estate | P: 03 9555 1911



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