

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

5/50 BARILLA ROAD MOORABBIN VIC 3189

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2/31 HAMER STREET MOORABBIN VIC 3189	\$865,000	02-Apr-25
4/14 TURNER ROAD HIGHETT VIC 3190	\$745,000	31-May-25
2/25 CHARMING STREET HAMPTON EAST VIC 3188	\$738,000	31-May-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.~~

This Statement of Information was prepared on: 10 June 2025

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2/31 HAMER STREET MOORABBIN VIC 3189

Sold Price

\$865,000

Sold Date

02-Apr-25

 2

 1

 1

Distance

0.18km



4/14 TURNER ROAD HIGHETT VIC 3190

Sold Price

^{RS} **\$745,000**

Sold Date

31-May-25

 2

 1

 2

Distance

1.14km



2/25 CHARMING STREET HAMPTON EAST VIC 3188

Sold Price

^{RS} **\$738,000**

Sold Date

31-May-25

 2

 1

 2

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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