

# 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

610/6 Station 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)

Single price

\$485,000

### Median sale price

Median price

\$810,000

Property Type

Unit

Suburb

Moorabbin

Period - From

01/04/2025

to

31/03/2026

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	205/6 Station St MOORABBIN 3189	\$450,000	19/03/2026
2	3/9 Brentwood St BENTLEIGH 3204	\$491,500	03/02/2026
3	203/6 Station St MOORABBIN 3189	\$470,000	03/12/2025

**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:

14/05/2026 15:00

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2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$485,000

**Median Unit Price**

Year ending March 2026: \$810,000

## Comparable Properties



**205/6 Station St MOORABBIN 3189 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 19/03/2026

**Property Type:** Apartment



**3/9 Brentwood St BENTLEIGH 3204 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$491,500

**Method:** Private Sale

**Date:** 03/02/2026

**Property Type:** Apartment



**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

Account - Lynchs Real Estate | P: 03 9555 1911



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