

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

702/17 Taylor Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$962,500 Property Type Unit Suburb Moorabbin

Period - From 01/01/2026 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	701/17 Taylor St MOORABBIN 3189	\$610,000	10/05/2026
2	201/4a Horscroft PI MOORABBIN 3189	\$645,500	02/05/2026
3	203/336 South Rd HAMPTON EAST 3188	\$630,000	24/02/2026

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:

19/06/2026 12:46

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

March quarter 2026: \$962,500



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties

**701/17 Taylor St MOORABBIN 3189 (REI/VG)**

Agent Comments

2 2 1

Price: \$610,000**Method:** Sold Before Auction**Date:** 10/05/2026**Property Type:** Apartment**201/4a Horscroft PI MOORABBIN 3189 (REI/VG)**

Agent Comments

2 2 1

Price: \$645,500**Method:** Auction Sale**Date:** 02/05/2026**Property Type:** Apartment**203/336 South Rd HAMPTON EAST 3188 (REI/VG)**

Agent Comments

2 2 1

Price: \$630,000**Method:** Private Sale**Date:** 24/02/2026**Property Type:** Apartment

Account - Lynchs Real Estate | P: 03 9555 1911



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