

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

2/17 CENTRAL AVENUE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

2/20 REDHOLME STREET MOORABBIN VIC 3189	\$925,000	14-Mar-26
7/2-4 FAULKNER STREET BENTLEIGH VIC 3204	\$820,000	04-Jun-26
2/23 NEPEAN AVENUE HAMPTON EAST VIC 3188	\$860,000	27-May-26

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: 08 June 2026


**2/20 REDHOLME STREET
MOORABBIN VIC 3189**
 2  1  1

 Sold Price **\$925,000** Sold Date **14-Mar-26**

 Distance **0.07km**

**7/2-4 FAULKNER STREET
BENTLEIGH VIC 3204**
 2  2  1

 Sold Price ^{RS} **\$820,000** ^{UN} Sold Date **04-Jun-26**

 Distance **0.29km**

**2/23 NEPEAN AVENUE HAMPTON
EAST VIC 3188**
 2  1  1

 Sold Price ^{RS} **\$860,000** ^{UN} Sold Date **27-May-26**

 Distance **0.97km**
RS = Recent sale

UN = Undisclosed Sale

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