

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

2A LE PAGE STREET 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

House

Suburb

Moorabbin

Period-from

01 Apr 2025

to

31 Mar 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 LE PAGE STREET MOORABBIN VIC 3189	-	19-Dec-25
1050 NEPEAN HIGHWAY HIGHETT VIC 3190	\$990,000	25-Feb-26
10 CHAPEL ROAD MOORABBIN VIC 3189	\$1,050,000	08-Dec-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: 25 April 2026


**2 LE PAGE STREET MOORABBIN
VIC 3189**
 3  2  2

Sold Price

 - Sold Date **19-Dec-25**

 Distance **0.07km**

**1050 NEPEAN HIGHWAY HIGHETT
VIC 3190**
 3  1  1

Sold Price

\$990,000

 Sold Date **25-Feb-26**

 Distance **0.38km**

**10 CHAPEL ROAD MOORABBIN VIC
3189**
 3  2  2

Sold Price

\$1,050,000

 Sold Date **08-Dec-25**

 Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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