

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

3/3 LINTON 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Aug 2025

to

31 Jul 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

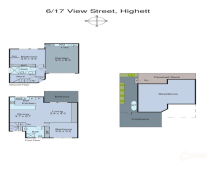
Date of sale

6/17 VIEW STREET HIGHETT VIC 3190	\$815,000	01-May-26
6/2A ROWANS ROAD HIGHETT VIC 3190	\$785,000	27-Feb-26
3/1 HENRY STREET HIGHETT VIC 3190	\$820,000	03-Mar-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: 18 August 2026

	6/17 VIEW STREET HIGHETT VIC 3190  2  2  1	Sold Price \$815,000 Sold Date 01-May-26 Distance 1.42km
	6/2A ROWANS ROAD HIGHETT VIC 3190  2  2  1	Sold Price \$785,000 Sold Date 27-Feb-26 Distance 1.38km
	3/1 HENRY STREET HIGHETT VIC 3190  2  1  1	Sold Price ^{RS} \$820,000 Sold Date 03-Mar-26 Distance 1.25km

RS = Recent sale **UN** = Undisclosed Sale

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