

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2 Gwenda Avenue Moorabbin, 3189
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$830,000 & \$913,000
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### Median sale price

Median price	\$795,494	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From	19-Nov-2025	to		Source	NOT PROVIDED

### Comparable property sales

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	2/3 Linton Street Moorabbin 3189	\$840,000	13-Oct-2025
2	22 B Hamer Street Moorabbin	\$890	25-Oct-2024
3	1090 Nepean Highway Moorabbin	\$900,000	31-Oct-2025

This statement of information was prepared on 19-Nov-2025 at 11:04:12 PM AEDT