

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

1/13 Chapel Road, Moorabbin VIC 3189

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$681,250

Property Type

Unit

Suburb

Moorabbin

Period - From

13/11/2025

to

12/05/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5/1161 Nepean Highway Highett VIC 3190	\$460,000	01/12/2025
4/10 Brentwood Street Bentleigh VIC 3204	\$500,000	03/03/2026
102/1090 Nepean Highway Highett VIC 3190	\$520,000	06/03/2026

This Statement of Information was prepared on:

13/05/2026