

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

1/15 Central Avenue, Moorabbin Vic 3189

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$737,500 Property Type Unit Suburb Moorabbin

Period - From 05/05/2025 to 04/05/2026 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/82 Mitchell St BENTLEIGH 3204	\$738,000	18/04/2026
2	3/561 South Rd BENTLEIGH 3204	\$735,000	14/02/2026
3	2/14 South Av BENTLEIGH 3204	\$733,000	08/01/2026

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 six months.~~

This Statement of Information was prepared on:

05/05/2026 14:13

1/15 Central Avenue, Moorabbin Vic 3189



Property Type:
Agent Comments

Indicative Selling Price

\$750,000 - \$790,000

Median Unit Price

05/05/2025 - 04/05/2026: \$737,500

Comparable Properties



2/82 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$738,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Apartment



3/561 South Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$735,000
Method: Sold Before Auction
Date: 14/02/2026
Property Type: Unit
Land Size: 176 sqm approx



2/14 South Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$733,000
Method: Sold Before Auction
Date: 08/01/2026
Property Type: Apartment

Account - Buxton



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