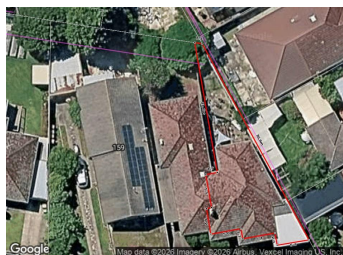


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



161 WICKHAM ROAD, MOORABBIN, VIC

4 bedrooms, 1 bathroom, 1 car space

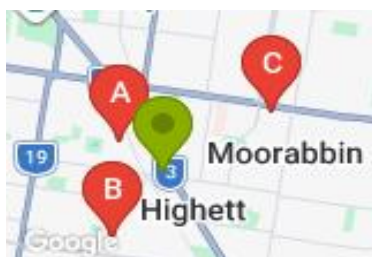
Indicative Selling Price

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

Price Range: \$890,000 to \$970,000

Provided by: Danielle Martin, Ian Reid Buyer & Vendor Advocates

MEDIAN SALE PRICE



MOORABBIN, VIC, 3189

Suburb Median Sale Price (House)

\$1,275,000

01 January 2025 to 31 December 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



12 DANE RD, HAMPTON EAST, VIC 3188

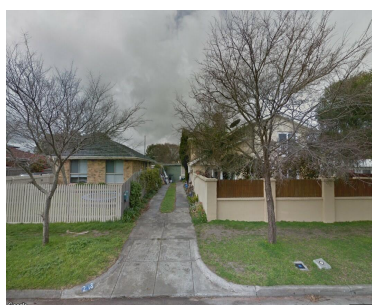
3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$1,030,000

Sale Date: 23/01/2026

Distance from Property: 734m



2/18 TIBROCKNEY ST, HIGHETT, VIC 3190

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$965,000

Sale Date: 04/12/2025

Distance from Property: 1.2km



1/54 ROYENA RD, MOORABBIN, VIC 3189

3 bedrooms, 1 bathroom, 1 car space

Sale Price

****\$980,000**

Sale Date: 07/03/2026

Distance from Property: 1.7km



This report has been compiled on 30/03/2026 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

161 WICKHAM ROAD, MOORABBIN, VIC 3189

Indicative selling price

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

Price Range:

\$890,000 to \$970,000

Median sale price

Median price

\$1,275,000

Property type

House

Suburb

MOORABBIN

Period

01 January 2025 to 31 December 2025

Source

pricfinder

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

12 DANE RD, HAMPTON EAST, VIC 3188	\$1,030,000	23/01/2026
2/18 TIBROCKNEY ST, HIGHETT, VIC 3190	\$965,000	04/12/2025
1/54 ROYENA RD, MOORABBIN, VIC 3189	**\$980,000	07/03/2026

This Statement of Information was prepared on:

30/03/2026