

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

2/55 Clay Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,337,500

Property Type Townhouse

Suburb Moorabbin

Period - From 30/06/2025

to

29/06/2026

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	50 Vasey St BENTLEIGH EAST 3165	\$990,000	22/06/2026
2	2/204 Patterson Rd BENTLEIGH 3204	\$980,000	11/06/2026
3	2/3 Moor St BENTLEIGH EAST 3165	\$950,000	09/05/2026

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:

30/06/2026 16:26



3 2 1

Rooms: 5

Property Type: Townhouse

Comparable Properties



50 Vasey St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 -

Price: \$990,000

Method: Private Sale

Date: 22/06/2026

Property Type: House



2/204 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$980,000

Method: Private Sale

Date: 11/06/2026

Property Type: Unit

Land Size: 222 sqm approx



2/3 Moor St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$950,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Unit