

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

201/4A HORSCROFT PLACE MOORABBIN VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,250

Property type

Unit

Suburb

Moorabbin

Period-from

01 Mar 2025

to

28 Feb 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 6 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

807/6 STATION STREET MOORABBIN VIC 3189	\$600,000	11-Nov-25
602/17 TAYLOR STREET MOORABBIN VIC 3189	\$680,000	13-Nov-25
9/235 WICKHAM ROAD MOORABBIN VIC 3189	\$675,000	07-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 16 March 2026



**807/6 STATION STREET
MOORABBIN VIC 3189**

 2  2  1

Sold Price **\$600,000** Sold Date **11-Nov-25**

Distance **0.36km**



**602/17 TAYLOR STREET
MOORABBIN VIC 3189**

 2  2  1

Sold Price **\$680,000** Sold Date **13-Nov-25**

Distance **0.38km**



**9/235 WICKHAM ROAD
MOORABBIN VIC 3189**

 2  2  1

Sold Price **\$675,000** Sold Date **07-Dec-25**

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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