

## 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

5 WILLIAM STREET MOORABBIN VIC 3189

### Indicative selling price

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

Single Price

or range  
between

\$1,710,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,303,750

Property type

House

Suburb

Moorabbin

Period-from

01 Jul 2025

to

30 Jun 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 16A BARBARA STREET MOORABBIN VIC 3189   | \$1,725,000 | 29-Apr-26 |
| 25A DAWN STREET HIGHETT VIC 3190        | \$1,860,000 | 16-May-26 |
| 110A WICKHAM ROAD HAMPTON EAST VIC 3188 | \$1,745,000 | 14-Apr-26 |

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: 10 July 2026



**16A BARBARA STREET  
 MOORABBIN VIC 3189**

4 3 2

Sold Price <sup>RS</sup> **\$1,725,000** Sold Date **29-Apr-26**

Distance **1.42km**

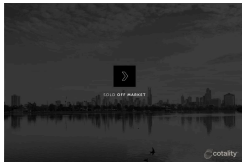


**25A DAWN STREET HIGHETT VIC  
 3190**

- - -

Sold Price <sup>RS</sup> **\$1,860,000** <sup>UN</sup> Sold Date **16-May-26**

Distance **1.43km**



**110A WICKHAM ROAD HAMPTON  
 EAST VIC 3188**

4 2 2

Sold Price **\$1,745,000** Sold Date **14-Apr-26**

Distance **0.78km**

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

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