

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

504/11 Central Avenue, Moorabbin Vic 3189

Indicative selling price

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

Range between

\$530,000

&

\$570,000

Median sale price

Median price

\$660,250

Property Type

Unit

Suburb

Moorabbin

Period - From

10/09/2025

to

09/09/2026

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	206/3 Faulkner St BENTLEIGH 3204	\$570,000	09/07/2026
2	701/17 Taylor St MOORABBIN 3189	\$610,000	10/05/2026
3	307/11 Central Av MOORABBIN 3189	\$520,000	18/04/2026

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:

10/09/2026 14:45



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000 - \$570,000

Median Unit Price

10/09/2025 - 09/09/2026: \$660,250

Comparable Properties



206/3 Faulkner St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  2  1

Price: \$570,000

Method: Sold Before Auction

Date: 09/07/2026

Property Type: Apartment



701/17 Taylor St MOORABBIN 3189 (REI/VG)

Agent Comments

 2  2  1

Price: \$610,000

Method: Sold Before Auction

Date: 10/05/2026

Property Type: Apartment



307/11 Central Av MOORABBIN 3189 (REI/VG)

Agent Comments

 2  2  1

Price: \$520,000

Method: Private Sale

Date: 18/04/2026

Property Type: Apartment

Account - Atria Real Estate