

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

57 Fletcher Street, Moorabbin Vic 3189

Indicative selling price

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

Range between

\$600,000

&

\$640,000

Median sale price

Median price

\$645,500

Property Type

Unit

Suburb

Moorabbin

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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	1/184 Wickham Rd HIGHETT 3190	\$670,000	01/09/2026
2	1/1 Barbara St MOORABBIN 3189	\$690,000	15/08/2026
3	1/561 South Rd BENTLEIGH 3204	\$670,000	30/04/2026

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:

29/09/2026 11:07

Angus McPherson

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Indicative Selling Price

\$600,000 - \$640,000

Median Unit Price

June quarter 2026: \$645,500



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Property Type: Unit

Comparable Properties



1/184 Wickham Rd HIGHETT 3190 (REI)

Agent Comments

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Price: \$670,000

Method: Sold Before Auction

Date: 01/09/2026

Property Type: Unit



1/1 Barbara St MOORABBIN 3189 (REI)

Agent Comments

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Price: \$690,000

Method: Sold Before Auction

Date: 15/08/2026

Property Type: Unit

Land Size: 243 sqm approx



1/561 South Rd BENTLEIGH 3204 (REI)

Agent Comments

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Price: \$670,000

Method: Private Sale

Date: 30/04/2026

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604