

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

9 Hamer Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Moorabbin

Period - From 01/01/2025

to

31/12/2025

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	133 Rowans Rd MOORABBIN 3189	\$1,307,500	20/02/2026
2	1 Rice St MOORABBIN 3189	\$1,427,500	29/11/2025
3	12 Lesden St BENTLEIGH EAST 3165	\$1,270,000	10/11/2025

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:

18/03/2026 09:58



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2025: \$1,270,000

Comparable Properties



133 Rowans Rd MOORABBIN 3189 (REI)

Agent Comments

4 3 2

Price: \$1,307,500

Method: Sold Before Auction

Date: 20/02/2026

Property Type: House (Res)

Land Size: 603 sqm approx



1 Rice St MOORABBIN 3189 (REI)

Agent Comments

4 2 3

Price: \$1,427,500

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 615 sqm approx



12 Lesden St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 2

Price: \$1,270,000

Method: Private Sale

Date: 10/11/2025

Property Type: House