

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

9a Matilda Road, Moorabbin VIC 3189

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,258,888

Property Type

House

Suburb

Moorabbin

Period - From

07/11/2025

to

06/05/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
19 B Clay Street Moorabbin	\$1,559,000	06/04/2026
18B Lahona Avenue Bentleigh East	\$1,715,000	11/11/2025

This Statement of Information was prepared on:

07/05/2026