

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

205/6 STATION STREET MOORABBIN VIC 3189

Indicative selling price

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

Single Price

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,250

Property type

Unit

Suburb

Moorabbin

Period-from

01 Mar 2025

to

28 Feb 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

203/6 STATION STREET MOORABBIN VIC 3189	\$470,000	27-Nov-25
108/6 STATION STREET MOORABBIN VIC 3189	\$418,000	29-Oct-25
807/6 STATION STREET MOORABBIN VIC 3189	\$600,000	11-Nov-25

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 March 2026

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**203/6 STATION STREET
MOORABBIN VIC 3189**

 2  1  1

Sold Price

\$470,000

Sold Date **27-Nov-25**

Distance

0km



**108/6 STATION STREET
MOORABBIN VIC 3189**

 2  1  1

Sold Price

\$418,000

Sold Date **29-Oct-25**

Distance

0km



**807/6 STATION STREET
MOORABBIN VIC 3189**

 2  2  1

Sold Price

\$600,000

Sold Date **11-Nov-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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