

## 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

1/97 ROWANS ROAD MOORABBIN VIC 3189

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1/50 BARILLA ROAD MOORABBIN VIC 3189    | \$755,000 | 26-Jul-25 |
| 11/4-6 MAXWELL COURT MOORABBIN VIC 3189 | \$740,000 | 18-Oct-25 |
| 2/19 BARILLA ROAD MOORABBIN VIC 3189    | \$755,250 | 08-Sep-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: 26 November 2025



**1/50 BARILLA ROAD MOORABBIN  
VIC 3189**

2 1 1

Sold Price

**\$755,000**

Sold Date

**26-Jul-25**

Distance

**0.38km**



**11/4-6 MAXWELL COURT  
MOORABBIN VIC 3189**

2 1 2

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**18-Oct-25**

Distance

**0.43km**



**2/19 BARILLA ROAD MOORABBIN  
VIC 3189**

2 1 1

Sold Price

<sup>RS</sup> **\$755,250**

Sold Date

**08-Sep-25**

Distance

**0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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