

# 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

5/2 Hector Court, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$839,000

### Median sale price

Median price \$810,000

Property Type Unit

Suburb Moorabbin

Period - From 01/04/2025

to 31/03/2026

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 | 3/4-6 Aster Cr HIGHETT 3190         | \$810,000 | 14/03/2026   |
| 2 | 2/33 Wingate St BENTLEIGH EAST 3165 | \$852,000 | 27/11/2025   |
| 3 | 10/82-90 Wilson St CHELTENHAM 3192  | \$805,000 | 29/10/2025   |

**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:

20/04/2026 09:52

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 2    1    1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$839,000  
**Median Unit Price**  
 Year ending March 2026: \$810,000

## Comparable Properties



**3/4-6 Aster Cr HIGHETT 3190 (REI)**

[Agent Comments](#)

 2    1    1

**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** Unit



**2/33 Wingate St BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

 2    1    1

**Price:** \$852,000  
**Method:** Auction Sale  
**Date:** 27/11/2025  
**Property Type:** Unit



**10/82-90 Wilson St CHELTENHAM 3192 (REI)**

[Agent Comments](#)

 2    1    2

**Price:** \$805,000  
**Method:** Auction Sale  
**Date:** 29/10/2025  
**Property Type:** Unit

**Account - Eleven North** | P: 1300 353 836