

# 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

19a Krone Street, Mordialloc Vic 3195

### Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

### Median sale price

Median price \$1,010,000 Property Type Townhouse Suburb Mordialloc

Period - From 14/04/2025 to 13/04/2026 Source Property Data

### 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 | 93a Albert St MORDIALLOC 3195   | \$1,260,000 | 28/03/2026   |
| 2 | 14/183 Beach Rd MORDIALLOC 3195 | \$1,470,000 | 07/02/2026   |
| 3 | 33 Davey St PARKDALE 3195       | \$1,300,000 | 12/12/2025   |

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: 14/04/2026 14:35



 3    2    2

**Property Type:** Townhouse (Res)

**Land Size:** 282 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,280,000 - \$1,380,000  
**Median Townhouse Price**  
14/04/2025 - 13/04/2026: \$1,010,000

## Comparable Properties



**93a Albert St MORDIALLOC 3195 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** Townhouse (Res)



**14/183 Beach Rd MORDIALLOC 3195 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,470,000

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** Townhouse (Res)



**33 Davey St PARKDALE 3195 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 12/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 268 sqm approx

Account - Barry Plant | P: 03 9586 0500