

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 | 13 James Street, Mordialloc VIC 3195 |
|---|--------------------------------------|

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

| | | | | | |
|---------------|---|---------------|--|--------|--|
| Median price | \$1,200,000 | Property Type | House | Suburb | Mordialloc |
| Period - From | 31/01/2025 | to | 30/07/2025 | Source | core_logic |

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 |
|--------------------------------|-------|--------------|
| | | |
| | | |
| | | |

This Statement of Information was prepared on:

31/07/2025