

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

3/84 Chute Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$680,000

&

\$730,000

Median sale price

Median price \$732,500

Property Type Unit

Suburb Mordialloc

Period - From 10/03/2025

to

09/03/2026

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	4/407 Nepean Hwy MORDIALLOC 3195	\$722,000	14/02/2026
2	3/19 Gipps Av MORDIALLOC 3195	\$695,000	01/11/2025
3	3/94 McDonald St MORDIALLOC 3195	\$717,000	25/10/2025

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:

10/03/2026 14:06



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1307 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
10/03/2025 - 09/03/2026: \$732,500

Comparable Properties



4/407 Nepean Hwy MORDIALLOC 3195 (REI)

Agent Comments



Price: \$722,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Unit



3/19 Gipps Av MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$695,000
Method: Auction Sale
Date: 01/11/2025
Property Type: Unit



3/94 McDonald St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$717,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit
Land Size: 130 sqm approx

Account - Barry Plant | P: 03 9586 0500