

# 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 25 Rivette Street, Mordialloc Vic 3195  
Including suburb and postcode

#### Indicative selling price

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

Range between \$900,000 & \$990,000

#### Median sale price

Median price \$1,530,000 Property Type House Suburb Mordialloc  
Period - From 01/01/2025 to 31/12/2025 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	1 Coolabah St MENTONE 3194	\$900,000	14/08/2025
2	151 Lower Dandenong Rd MENTONE 3194	\$955,888	09/08/2025
3			

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:

19/01/2026 12:45

**Rooms:** 2**Property Type:** House (Res)**Land Size:** 619.105 sqm approx**Agent Comments****Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending December 2025: \$1,530,000

## Comparable Properties

**1 Coolabah St MENTONE 3194 (REI)****Agent Comments****Price:** \$900,000**Method:** Private Sale**Date:** 14/08/2025**Property Type:** House**151 Lower Dandenong Rd MENTONE 3194 (REI/VG)****Agent Comments****Price:** \$955,888**Method:** Auction Sale**Date:** 09/08/2025**Property Type:** House (Res)**Land Size:** 607 sqm approx

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.

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