

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

25 Rivette Street, Mordialloc Vic 3195

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



 4  1 

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

 3  1  2

Price: \$900,000
Method: Private Sale
Date: 14/08/2025
Property Type: House



151 Lower Dandenong Rd MENTONE 3194 (REI/VG)

Agent Comments

 3  1  2

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.

Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680



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