

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

93A Albert Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$980,000

&

\$1,078,000

Median sale price

Median price \$990,000

Property Type Townhouse

Suburb Mordialloc

Period - From 04/02/2025

to

03/02/2026

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	5/1a Edward St MORDIALLOC 3195	\$985,000	24/01/2026
2	3/393 Nepean Hwy MORDIALLOC 3195	\$1,072,000	17/11/2025
3	13 Mccaffery Pl MORDIALLOC 3195	\$1,030,000	13/10/2025

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:

04/02/2026 11:33



 3  2  0

Rooms: 6
Property Type: Townhouse
(Single)
[Agent Comments](#)

Indicative Selling Price
\$980,000 - \$1,078,000
Median Townhouse Price
04/02/2025 - 03/02/2026: \$990,000

Comparable Properties



5/1a Edward St MORDIALLOC 3195 (REI)

[Agent Comments](#)

 2  2  2

Price: \$985,000
Method: Private Sale
Date: 24/01/2026
Property Type: Townhouse (Single)



3/393 Nepean Hwy MORDIALLOC 3195 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,072,000
Method: Sold Before Auction
Date: 17/11/2025
Property Type: Townhouse (Res)



13 McCaffery PI MORDIALLOC 3195 (VG)

[Agent Comments](#)

 4  -  -

Price: \$1,030,000
Method: Sale
Date: 13/10/2025
Property Type: Flat/Unit/Apartment (Res)