

# 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 2/1a Edward Street, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,160,000

### 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	50 Hall Mark Rd MORDIALLOC 3195	\$1,190,000	12/12/2025
2	14 Morris St PARKDALE 3195	\$1,120,000	29/11/2025
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:

26/03/2026 13:42



3   2   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,160,000

**Median House Price**  
Year ending December 2025: \$1,530,000

## Comparable Properties



**50 Hall Mark Rd MORDIALLOC 3195 (VG)**

Agent Comments

3   -   -

**Price:** \$1,190,000

**Method:** Sale

**Date:** 12/12/2025

**Property Type:** House (Res)

**Land Size:** 297 sqm approx



**14 Morris St PARKDALE 3195 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,120,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 282 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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