

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

9a Ashmore Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

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	2a Eva St PARKDALE 3195	\$1,230,000	24/12/2025
2	9a Booth St PARKDALE 3195	\$1,220,000	25/10/2025
3	21 Powlett St MORDIALLOC 3195	\$1,250,000	08/10/2025

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:

19/01/2026 12:56



3 2 2

Property Type: House
Land Size: 562.753 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending December 2025: \$1,530,000

Comparable Properties

2a Eva St PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$1,230,000
Method: Private Sale
Date: 24/12/2025
Property Type: Townhouse (Res)



9a Booth St PARKDALE 3195 (REI)

Agent Comments

3 2 1

Price: \$1,220,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)
Land Size: 355 sqm approx



21 Powlett St MORDIALLOC 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000
Method: Sold Before Auction
Date: 08/10/2025
Property Type: Townhouse (Res)
Land Size: 201 sqm approx

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