

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

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

9a Booth St PARKDALE 3195 (REI)

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

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