

# 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

1/13 Waratah Avenue, Mordialloc Vic 3195

### Indicative selling price

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

Range between

\$850,000

&

\$930,000

### Median sale price

Median price

\$1,375,000

Property Type

House

Suburb

Mordialloc

Period - From

01/04/2025

to

30/06/2025

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	3/1 Jennifer Av PARKDALE 3195	\$800,000	26/06/2025
2	2/2 Reid St PARKDALE 3195	\$1,005,000	14/06/2025
3	10a Waratah Av MORDIALLOC 3195	\$970,000	22/03/2025

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:

21/07/2025 14:41

1/13 Waratah Avenue, Mordialloc Vic 3195



Property Type:  
Agent Comments

Indicative Selling Price  
\$850,000 - \$930,000  
Median House Price  
June quarter 2025: \$1,375,000

## Comparable Properties



3/1 Jennifer Av PARKDALE 3195 (REI)

Agent Comments



Price: \$800,000  
Method: Sold Before Auction  
Date: 26/06/2025  
Property Type: Unit



2/2 Reid St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,005,000  
Method: Auction Sale  
Date: 14/06/2025  
Property Type: Townhouse (Res)  
Land Size: 295 sqm approx



10a Waratah Av MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$970,000  
Method: Auction Sale  
Date: 22/03/2025  
Property Type: House (Res)

Account - Jellis Craig



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