

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

5 Steedman Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,570,000

&

\$1,670,000

Median sale price

Median price \$1,085,000

Property Type Townhouse

Suburb Mordialloc

Period - From 24/07/2024

to

23/07/2025

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	179a Beach Rd PARKDALE 3195	\$1,750,000	12/07/2025
2	22 Affinity CI MORDIALLOC 3195	\$1,680,000	24/06/2025
3	2/10 Isabella St PARKDALE 3195	\$1,714,000	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:

24/07/2025 10:02



 4  3  1

Property Type: House (Res)

Land Size: 377 sqm approx

Agent Comments

Indicative Selling Price

\$1,570,000 - \$1,670,000

Median Townhouse Price

24/07/2024 - 23/07/2025: \$1,085,000

Comparable Properties



179a Beach Rd PARKDALE 3195 (REI)

Agent Comments

 3  2  4

Price: \$1,750,000

Method: Private Sale

Date: 12/07/2025

Property Type: House

Land Size: 350 sqm approx



22 Affinity CI MORDIALLOC 3195 (REI)

Agent Comments

 5  3  3

Price: \$1,680,000

Method: Sold Before Auction

Date: 24/06/2025

Property Type: House



2/10 Isabella St PARKDALE 3195 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,714,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Res)