

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 Keefer Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,477,500

Property Type House

Suburb Mordialloc

Period - From 01/04/2026

to

30/06/2026

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	10 Magnolia St MORDIALLOC 3195	\$1,150,000	19/05/2026
2	2 Lawborough Av PARKDALE 3195	\$1,150,000	01/05/2026
3	22 Verbena St MORDIALLOC 3195	\$1,183,000	30/03/2026

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:

23/07/2026 11:27



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,180,000

Median House Price

June quarter 2026: \$1,477,500

Comparable Properties

10 Magnolia St MORDIALLOC 3195 (VG)

Agent Comments

 3  -  -

Price: \$1,150,000

Method: Sale

Date: 19/05/2026

Property Type: House (Res)

Land Size: 665 sqm approx



2 Lawborough Av PARKDALE 3195 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,150,000

Method: Private Sale

Date: 01/05/2026

Property Type: House

Land Size: 698 sqm approx

22 Verbena St MORDIALLOC 3195 (VG)

Agent Comments

 3  -  -

Price: \$1,183,000

Method: Sale

Date: 30/03/2026

Property Type: House (Res)

Land Size: 634 sqm approx