

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

4/1A EDWARD STREET MORDIALLOC VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Mordialloc

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

60 HALL MARK ROAD MORDIALLOC VIC 3195	\$1,260,000	14-Jun-25
23B ORMOND STREET MORDIALLOC VIC 3195	\$1,105,000	15-Mar-25
3/28 KERSHAW STREET PARKDALE VIC 3195	\$1,050,000	07-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 18 July 2025

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**60 HALL MARK ROAD
MORDIALLOC VIC 3195**

 3  2  2

Sold Price ^{RS} **\$1,260,000** Sold Date **14-Jun-25**

Distance **0.5km**



**23B ORMOND STREET
MORDIALLOC VIC 3195**

 3  2  1

Sold Price **\$1,105,000** Sold Date **15-Mar-25**

Distance **0.45km**



**3/28 KERSHAW STREET
PARKDALE VIC 3195**

 3  2  2

Sold Price ^{RS} **\$1,050,000** Sold Date **07-Jun-25**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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