

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

10 Verbena Street, Mordialloc Vic 3195

Indicative selling price

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

Single price

\$1,220,000

Median sale price

Median price

\$1,380,000

Property Type

House

Suburb

Mordialloc

Period - From

01/10/2024

to

31/12/2024

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	13 Gainsborough Rd MENTONE 3194	\$1,180,000	16/12/2024
2	39 Keith St PARKDALE 3195	\$1,170,000	09/11/2024
3	8 Parsons St MORDIALLOC 3195	\$1,187,000	15/09/2024

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:

14/03/2025 09:46



Property Type: Land
Land Size: 638 sqm approx
Agent Comments

Indicative Selling Price
\$1,220,000
Median House Price
December quarter 2024: \$1,380,000

Comparable Properties



13 Gainsborough Rd MENTONE 3194 (REI) **Agent Comments**



Price: \$1,180,000
Method: Private Sale
Date: 16/12/2024
Property Type: House
Land Size: 649 sqm approx



39 Keith St PARKDALE 3195 (REI/VG) **Agent Comments**



Price: \$1,170,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 398 sqm approx

8 Parsons St MORDIALLOC 3195 (VG) **Agent Comments**



Price: \$1,187,000
Method: Sale
Date: 15/09/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Barry Plant | P: 03 9586 0500



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