

# 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

2/11 Epsom Road, Mordialloc Vic 3195

### Indicative selling price

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

Single price \$1,285,000

### 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	5/11 Epsom Rd MORDIALLOC 3195	\$1,300,000	13/11/2024
2	1/11 Epsom Rd MORDIALLOC 3195	\$1,300,000	17/09/2024
3			

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:

24/01/2025 15:46



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,285,000

**Median House Price**  
December quarter 2024: \$1,380,000

## Comparable Properties

5/11 Epsom Rd MORDIALLOC 3195 (VG)

Agent Comments



**Price:** \$1,300,000  
**Method:** Sale  
**Date:** 13/11/2024  
**Property Type:** Flat/Unit/Apartment (Res)



1/11 Epsom Rd MORDIALLOC 3195 (REI/VG)

Agent Comments



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 17/09/2024  
**Property Type:** Townhouse (Res)

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.