

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/393 Nepean Hwy, Mordialloc 3195

Indicative selling price

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

Single price \$ or range between \$950,000 & \$980,000

Median sale price

Median price \$1,380,000 Property type Townhouse Suburb Mordialloc

Period - From 01/10/2024 to 31/12/2024 Source R.E.I.V

Comparable property sales

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
9/115-117 McDonald Street, Mordialloc 3195	\$975,000	09/11/2024
3 Reckless Lane, Mordialloc 3195	\$955,000	26/11/2024
1/40 Melrose Street, Parkdale 3195	\$1,000,000	08/11/2024

This Statement of Information was prepared on: 27/03/2025