

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

Range between \$1,220,000 & \$1,300,000

Median sale price

Median price \$1,385,000 Property Type House Suburb Mordialloc

Period - From 17/02/2024 to 16/02/2025 Source Property Data

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	16 Ivy St PARKDALE 3195	\$1,260,000	23/11/2024
2	35 Allandale Rd MENTONE 3194	\$1,205,000	22/11/2024
3	18 Allandale Rd MENTONE 3194	\$1,235,000	20/11/2024

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:

17/02/2025 08:33



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

Indicative Selling Price
 \$1,220,000 - \$1,300,000
Median House Price
 17/02/2024 - 16/02/2025: \$1,385,000

Comparable Properties



16 Ivy St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,260,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 640 sqm approx



35 Allandale Rd MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,205,000
Method: Sold Before Auction
Date: 22/11/2024
Property Type: House (Res)
Land Size: 649 sqm approx



18 Allandale Rd MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,235,000
Method: Private Sale
Date: 20/11/2024
Property Type: House
Land Size: 590 sqm approx

Account - Barry Plant | P: 03 9586 0500