

# 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

3/1 Ashmore Avenue, Mordialloc Vic 3195

### Indicative selling price

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

Range between

\$820,000

&

\$890,000

### Median sale price

Median price

\$1,051,000

Property Type

Townhouse

Suburb

Mordialloc

Period - From

31/01/2024

to

30/01/2025

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 | 2/5 Park St MORDIALLOC 3195       | \$885,000 | 21/11/2024   |
| 2 | 2/39 Ivy St PARKDALE 3195         | \$900,000 | 26/10/2024   |
| 3 | 2/98-100 Chute St MORDIALLOC 3195 | \$840,000 | 31/08/2024   |

**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:

31/01/2025 12:30



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$820,000 - \$890,000

**Median Townhouse Price**

31/01/2024 - 30/01/2025: \$1,051,000

## Comparable Properties



**2/5 Park St MORDIALLOC 3195 (REI/VG)**

Agent Comments



**Price:** \$885,000

**Method:** Private Sale

**Date:** 21/11/2024

**Property Type:** Unit



**2/39 Ivy St PARKDALE 3195 (REI/VG)**

Agent Comments



**Price:** \$900,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** Townhouse (Res)

**Land Size:** 280 sqm approx



**2/98-100 Chute St MORDIALLOC 3195 (REI)**

Agent Comments



**Price:** \$840,000

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** Unit

Account - Barry Plant | P: 03 9586 0500