

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

1/3 Albert Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,477,500

Property Type House

Suburb Mordialloc

Period - From 01/04/2026

to 30/06/2026

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	1a Francis St MORDIALLOC 3195	\$1,210,000	05/08/2026
2	6A Ivy St PARKDALE 3195	\$1,200,000	04/05/2026
3	4 Wild St PARKDALE 3195	\$1,250,000	30/04/2026

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:

09/09/2026 13:39



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

June quarter 2026: \$1,477,500

Comparable Properties



1a Francis St MORDIALLOC 3195 (REI)

Agent Comments

3 2 2

Price: \$1,210,000

Method: Private Sale

Date: 05/08/2026

Property Type: Townhouse (Single)

Land Size: 313 sqm approx



6A Ivy St PARKDALE 3195 (REI/VG)

Agent Comments

4 2 1

Price: \$1,200,000

Method: Private Sale

Date: 04/05/2026

Property Type: Townhouse (Res)

Land Size: 303 sqm approx



4 Wild St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 30/04/2026

Property Type: Townhouse (Res)

Land Size: 254 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216



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