

# 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

117 Chute Street, 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 \$1,120,000

&

\$1,150,000

### Median sale price

Median price \$1,380,000

Property Type House

Suburb Mordialloc

Period - From 01/04/2024

to

31/03/2025

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	10 Verbena St MORDIALLOC 3195	\$1,150,000	15/03/2025
2	2/108 Chute St MORDIALLOC 3195	\$1,165,000	08/03/2025
3	59 Fifth St PARKDALE 3195	\$1,300,000	15/02/2025

**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:

16/05/2025 17:40



4 2 2

**Property Type:** House  
**Land Size:** 450 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,120,000 - \$1,150,000  
**Median House Price**  
Year ending March 2025: \$1,380,000

## Comparable Properties

10 Verbena St MORDIALLOC 3195 (VG)

**Agent Comments**

3 - -

**Price:** \$1,150,000  
**Method:** Sale  
**Date:** 15/03/2025  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx



2/108 Chute St MORDIALLOC 3195 (REI)

**Agent Comments**

3 2 2

**Price:** \$1,165,000  
**Method:** Auction Sale  
**Date:** 08/03/2025  
**Property Type:** Townhouse (Single)



59 Fifth St PARKDALE 3195 (REI)

**Agent Comments**

3 2 2

**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 15/02/2025  
**Property Type:** House (Res)

Account - Jellis Craig



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