Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Inclu	Address ding suburb and postcode	187c Beach	Road, Mordiallo	c Vic 3195			
Indica	tive selling prid	ce					
For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price \$2,200,000							
Media	n sale price						
Med	ian price \$1,575,	500 Pr	roperty Type Ho	use	Sub	urb Mordiallo	С
Period - From 01/07/2025 to 30/09/2025 Source REI					V		
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							
3							
OR						•	·
B*			representative re wo kilometres of				nree comparable months.
This Statement of Information was prepared on:					31/10/2025 16:47		

