

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

18b Francis Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$995,000

Property Type Townhouse

Suburb Mordialloc

Period - From 23/05/2024

to

22/05/2025

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	42a Edmond St PARKDALE 3195	\$1,660,000	29/03/2025
2	14a Birdwood St PARKDALE 3195	\$1,711,000	28/11/2024
3			

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:

23/05/2025 15:28



Property Type:
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,680,000
Median Townhouse Price
23/05/2024 - 22/05/2025: \$995,000

Comparable Properties



42a Edmond St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,660,000
Method: Private Sale
Date: 29/03/2025
Property Type: Townhouse (Res)
Land Size: 318 sqm approx



14a Birdwood St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,711,000
Method: Private Sale
Date: 28/11/2024
Property Type: Townhouse (Single)
Land Size: 245 sqm approx

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.