

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

22 Waratah Avenue, Mordialloc VIC 3195

Indicative selling price

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

Range between

\$1,165,000

&

\$1,280,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Mordialloc

Period - From

03/02/2026

to

03/08/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
22 Verbena Street Mordialloc VIC 3195	\$1,183,000	30/03/2026
25 Rivette Street Mordialloc VIC 3195	\$1,180,000	19/02/2026
290 Nepean Highway Parkdale VIC 3195	\$1,250,000	12/06/2026

This Statement of Information was prepared on:

04/08/2026