Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/218 Como Parade West, Mordialloc Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$830,000		&		\$868,000			
Median sale pr	ice							
Median price	\$1,045,500	Pro	operty Type	Том	/nhouse		Suburb	Mordialloc
Period - From	11/06/2024	to	10/06/2025		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	2/24 Florence St MENTONE 3194	\$880,000	08/05/2025
2	3/50-52 Milan St MENTONE 3194	\$840,000	13/03/2025
3	5/14-16 Antibes St PARKDALE 3195	\$847,600	08/02/2025

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:

11/06/2025 10:31

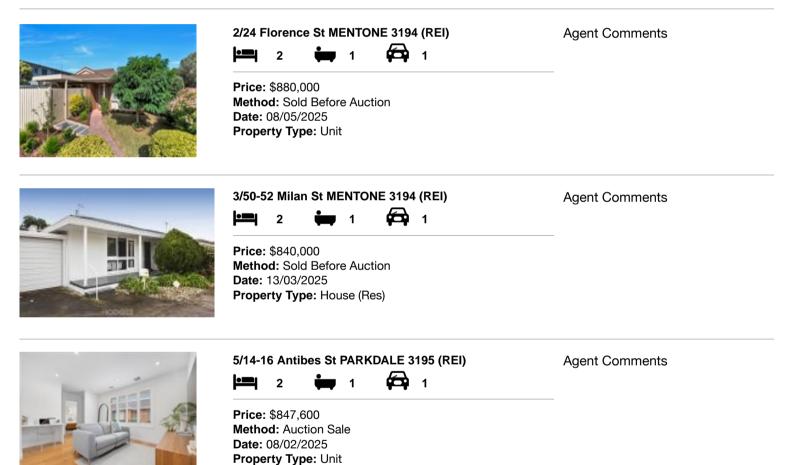






Property Type: Agent Comments Indicative Selling Price \$830,000 - \$868,000 Median Townhouse Price 11/06/2024 - 10/06/2025: \$1,045,500

Comparable Properties



Account - Barry Plant | P: 03 9586 0500



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