

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

3/218 Como Parade West, Mordialloc Vic 3195

Indicative selling price

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

Range between \$830,000

&

\$868,000

Median sale price

Median price \$1,045,500

Property Type Townhouse

Suburb Mordialloc

Period - From 11/06/2024

to

10/06/2025

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	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



2/24 Florence St MENTONE 3194 (REI)

Agent Comments



Price: \$880,000
Method: Sold Before Auction
Date: 08/05/2025
Property Type: Unit



3/50-52 Milan St MENTONE 3194 (REI)

Agent Comments



Price: \$840,000
Method: Sold Before Auction
Date: 13/03/2025
Property Type: House (Res)



5/14-16 Antibes St PARKDALE 3195 (REI)

Agent Comments



Price: \$847,600
Method: Auction Sale
Date: 08/02/2025
Property Type: Unit