

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

4b Montgomery Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,575,500

Property Type House

Suburb Mordialloc

Period - From 01/07/2025

to

30/09/2025

Source REIV

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	3A Mount View Av PARKDALE 3195	\$1,700,000	11/10/2025
2	1A Kara Gr ASPENDALE 3195	\$1,640,000	10/09/2025
3	5 Steedman St MORDIALLOC 3195	\$1,600,000	16/08/2025

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:

13/11/2025 17:00



 3  1  1

Rooms: 4

Property Type: House

Land Size: 390 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

September quarter 2025: \$1,575,500

Comparable Properties



3A Mount View Av PARKDALE 3195 (REI)

Agent Comments

 4  2  1

Price: \$1,700,000

Method: Private Sale

Date: 11/10/2025

Property Type: House



1A Kara Gr ASPENDALE 3195 (REI)

Agent Comments

 3  2  1

Price: \$1,640,000

Method: Sold Before Auction

Date: 10/09/2025

Property Type: House (Res)



5 Steedman St MORDIALLOC 3195 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,600,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Account - Barry Plant | P: 03 9586 0500