

# 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	5/10 High Street, Mordialloc Vic 3195
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#### Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

#### Median sale price

Median price <span style="border: 1px solid black; padding: 2px;">\$1,010,000</span>	Property Type <span style="border: 1px solid black; padding: 2px;">Townhouse</span>	Suburb <span style="border: 1px solid black; padding: 2px;">Mordialloc</span>
Period - From <span style="border: 1px solid black; padding: 2px;">05/01/2025</span>	to <span style="border: 1px solid black; padding: 2px;">04/01/2026</span>	Source <span style="border: 1px solid black; padding: 2px;">Property Data</span>

#### 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	3/393 Nepean Hwy MORDIALLOC 3195	\$1,072,000	17/11/2025
2	2/47 McSwain St PARKDALE 3195	\$1,100,000	30/10/2025
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:

05/01/2026 10:29



**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Townhouse Price**

05/01/2025 - 04/01/2026: \$1,010,000

## Comparable Properties



**3/393 Nepean Hwy MORDIALLOC 3195 (REI/VG)**

Agent Comments



**Price:** \$1,072,000

**Method:** Sold Before Auction

**Date:** 17/11/2025

**Property Type:** Townhouse (Res)



**2/47 McSwain St PARKDALE 3195 (REI)**

Agent Comments



**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 30/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 401 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.

**Account - Buxton** | P: 03 9583 9811 | F: 03 9584 6680