

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

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 \$1,010,000

Property Type Townhouse

Suburb Mordialloc

Period - From 05/01/2025

to

04/01/2026

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.~~

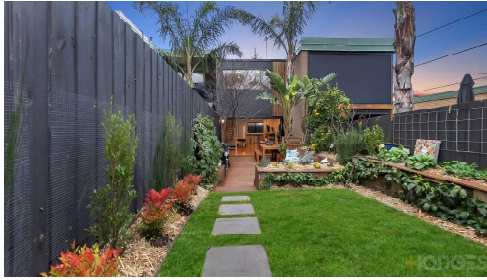
	Address of comparable property	Price	Date of sale
1	3/393 Nepean Hwy MORDIALLOC 3195	\$1,072,000	17/11/2025
2	2/47 Mcswain St PARKDALE 3195	\$1,100,000	30/10/2025
3			

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



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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

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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

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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