

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 5/1a Edward Street, Mordialloc Vic 3195  
Including suburb and postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$920,000 & \$980,000

**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.~~

<b>Address of comparable property</b>		<b>Price</b>	<b>Date of sale</b>
1	11/115-117 McDonald St MORDIALLOC 3195	\$970,000	20/11/2025
2			
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 15:27

**Property Type:** House - Attached

House N.E.C.

**Land Size:** 155 sqm approx

Agent Comments

**Indicative Selling Price**

\$920,000 - \$980,000

**Median Townhouse Price**

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

## Comparable Properties

**11/115-117 McDonald St MORDIALLOC 3195 (REI)**

Agent Comments

**Price:** \$970,000**Method:** Private Sale**Date:** 20/11/2025**Property Type:** Townhouse (Single)**Land Size:** 120 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