## 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	50 Hall Mark Road, Mordialloc Vic 3195

#### Indicative selling price

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

Range between \$1,150,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,040,000	Pro	perty Type	Townhouse	!	Suburb	Mordialloc
Period - From	09/12/2024	to	08/12/2025		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

Add	dress of comparable property	Price	Date of sale
1	21 Powlett St MORDIALLOC 3195	\$1,250,000	08/10/2025
2	4/1a Edward St MORDIALLOC 3195	\$1,175,000	26/07/2025
3	60 Hall Mark Rd MORDIALLOC 3195	\$1,260,000	14/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/12/2025 13:56









**Property Type:** Townhouse (Res) **Land Size:** 297 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,150,000 - \$1,200,000 Median Townhouse Price 09/12/2024 - 08/12/2025: \$1,040,000

## Comparable Properties



21 Powlett St MORDIALLOC 3195 (REI)

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**3** 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 08/10/2025

Property Type: Townhouse (Res)

**Agent Comments** 



4/1a Edward St MORDIALLOC 3195 (REI/VG)

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**Agent Comments** 

**Price:** \$1,175,000 **Method:** Private Sale **Date:** 26/07/2025

**Property Type:** Townhouse (Single) **Land Size:** 155 sqm approx

60 Hall Mark Rd MORDIALLOC 3195 (REI/VG)



**Price:** \$1,260,000 **Method:** Auction Sale **Date:** 14/06/2025

**Property Type:** Townhouse (Res) **Land Size:** 279 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9586 0500





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