

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

60 Hall Mark Road, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$1,130,000

&

\$1,230,000

Median sale price

Median price

\$1,025,000

Property Type

Townhouse

Suburb

Mordialloc

Period - From

14/05/2024

to

13/05/2025

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	Price	Date of sale
1	2/4 Eurythmic St MORDIALLOC 3195	\$1,160,000	12/02/2025
2	2b High St MORDIALLOC 3195	\$1,270,000	29/11/2024
3	1/108 Chute St MORDIALLOC 3195	\$1,233,500	20/11/2024

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:

14/05/2025 12:14



 3  2  2

Rooms: 6
Property Type: Townhouse (Conjoined)
Land Size: 280 sqm approx
Agent Comments

Indicative Selling Price
\$1,130,000 - \$1,230,000
Median Townhouse Price
14/05/2024 - 13/05/2025: \$1,025,000

Comparable Properties



2/4 Eurythmic St MORDIALLOC 3195 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,160,000
Method: Private Sale
Date: 12/02/2025
Property Type: Townhouse (Single)
Land Size: 921 sqm approx



2b High St MORDIALLOC 3195 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,270,000
Method: Private Sale
Date: 29/11/2024
Property Type: Townhouse (Single)
Land Size: 280 sqm approx



1/108 Chute St MORDIALLOC 3195 (REI)

Agent Comments

 3  2  2

Price: \$1,233,500
Method: Sold Before Auction
Date: 20/11/2024
Property Type: Townhouse (Single)