

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 2/1A Edward Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,150,000 & \$1,175,000

Median sale price

Median price \$1,000,000 Property Type Townhouse Suburb Mordialloc

Period - From 03/03/2025 to 02/03/2026 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	50 Hall Mark Rd MORDIALLOC 3195	\$1,190,000	12/12/2025
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: 03/03/2026 16:26



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Property Type:
Flat/Unit/Apartment (Res)
[Agent Comments](#)

Indicative Selling Price
\$1,150,000 - \$1,175,000
Median Townhouse Price
03/03/2025 - 02/03/2026: \$1,000,000

Comparable Properties



50 Hall Mark Rd MORDIALLOC 3195 (VG)

[Agent Comments](#)

 3  -  -

Price: \$1,190,000
Method: Sale
Date: 12/12/2025
Property Type: House (Res)
Land Size: 297 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.

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