

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

1/12 Woods Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,017,500 Property Type Townhouse Suburb Mordialloc

Period - From 19/08/2024 to 18/08/2025 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	35B James Av ASPENDALE 3195	\$1,575,000	18/06/2025
2	2/10 Isabella St PARKDALE 3195	\$1,714,000	22/03/2025
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: 19/08/2025 16:30



Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median Townhouse Price
19/08/2024 - 18/08/2025: \$1,017,500

Comparable Properties

35B James Av ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,575,000
Method:
Date: 18/06/2025
Property Type: House

2/10 Isabella St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,714,000
Method:
Date: 22/03/2025
Property Type: Townhouse (Single)

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 9772 7222 | F: 03 9776 0501