

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

1/98-100 Chute Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$940,000 & \$990,000

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	1/3 Clare St PARKDALE 3195	\$960,000	28/02/2026
2	34a Barkly St MORDIALLOC 3195	\$1,000,000	15/11/2025
3	11 Reckless La MORDIALLOC 3195	\$990,000	10/09/2025

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 16:58



3 2 2

Property Type: Townhouse (Single)

Land Size: 251 sqm approx

Agent Comments

Indicative Selling Price

\$940,000 - \$990,000

Median Townhouse Price

03/03/2025 - 02/03/2026: \$1,000,000

Comparable Properties



1/3 Clare St PARKDALE 3195 (REI)

Agent Comments

3 1 2

Price: \$960,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)



34a Barkly St MORDIALLOC 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)

Land Size: 149 sqm approx



11 Reckless La MORDIALLOC 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000

Method: Private Sale

Date: 10/09/2025

Property Type: House

Land Size: 180 sqm approx

Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680