

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 3/9 Woods Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$995,000 Property Type Townhouse Suburb Mordialloc

Period - From 27/02/2025 to 26/02/2026 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	21 Carrier Av PARKDALE 3195	\$1,260,000	08/01/2026
2	3/10 Olive Gr PARKDALE 3195	\$1,185,000	06/12/2025
3	21 Powlett St MORDIALLOC 3195	\$1,250,000	08/10/2025

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: 27/02/2026 17:45



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
27/02/2025 - 26/02/2026: \$995,000

Comparable Properties

21 Carrier Av PARKDALE 3195 (REI)

Agent Comments

 3  2  2

Price: \$1,260,000

Method:

Date: 08/01/2026

Property Type: Townhouse (Single)

3/10 Olive Gr PARKDALE 3195 (REI)

Agent Comments

 3  2  2

Price: \$1,185,000

Method:

Date: 06/12/2025

Property Type: Townhouse (Single)



21 Powlett St MORDIALLOC 3195 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,250,000

Method: Sold Before Auction

Date: 08/10/2025

Property Type: Townhouse (Res)

Land Size: 201 sqm approx

Account - Ray White - The Bayside Group | P: 03 9584 8288