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	49 SCARLET STREET MORDIALLOC VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,100,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,400,000	Property type	House	Suburb	Mordialloc
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

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 6 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
13 GLENGALA COURT MENTONE VIC 3194	$1,157,000	21-Jun-25
17 MCKAY STREET PARKDALE VIC 3195	$1,210,000	25-Oct-25
18 BALMORAL DRIVE PARKDALE VIC 3195	$1,165,000	27-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 08 December 2025

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13 GLENGALA COURT MENTONE VIC 3194

3 2 1

Sold Price **$1,157,000** Sold Date **21-Jun-25**

Distance **0.81km**



17 MCKAY STREET PARKDALE VIC 3195

4 1 1

Sold Price RS **$1,210,000** Sold Date **25-Oct-25**

Distance **0.87km**



18 BALMORAL DRIVE PARKDALE VIC 3195

3 1 2

Sold Price RS **$1,165,000** Sold Date **27-Nov-25**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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