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	3/462 Como Parade West, Mordialloc Vic 3195

Indicative selling price

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

Range between $990,000 & $1,050,000

Median sale price

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

Period - From 03/06/2025 to 02/06/2026 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	3/12 Waratah Av MORDIALLOC 3195	$1,000,000	30/03/2026
2	3/52 Lower Dandenong Rd PARKDALE 3195	$1,015,000	14/02/2026
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: 03/06/2026 10:15

3/462 Como Parade West, Mordialloc Vic 3195



Property Type:
Agent Comments

Indicative Selling Price
$990,000 - $1,050,000
Median Townhouse Price
03/06/2025 - 02/06/2026: $1,000,000

Comparable Properties



3/12 Waratah Av MORDIALLOC 3195 (REI/VG)

3 | 2 | 2

Price: $1,000,000
Method: Sold Before Auction
Date: 30/03/2026
Property Type: Townhouse (Res)
Land Size: 286 sqm approx

Agent Comments



3/52 Lower Dandenong Rd PARKDALE 3195 (VG)

3 | - | -

Price: $1,015,000
Method: Sale
Date: 14/02/2026
Property Type: Strata Unit/Flat

Agent Comments

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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