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	10/144 Warren Road, Mordialloc VIC 3195

Indicative selling price

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

Range between $630,000 & $680,000

Median sale price

Median price $727,500 Property Type Unit Suburb Mordialloc

Period - From 14/10/2025 to 13/04/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
11/144-146 Warren Road Mordialloc VIC 3195	$702,500	24/10/2025
2/14-16 Keefer Street Mordialloc VIC 3195	$662,000	21/03/2026

This Statement of Information was prepared on: 14/04/2026