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	21 Pooley Bridge Road, Mordialloc, Vic 3195

Indicative selling price

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

Single price	$1,425,000

Median sale price

Median price	$1,260,000	Property type	*House*	Suburb	Mordialloc

Period - From	01/02/2026	to	30/04/2026	Source	PropTrack

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
1/5 Gipps Avenue, Mordialloc, VIC 3195	$1,450,000	06/12/2025
35 Ormond Street, Mordialloc, VIC 3195	$1,430,000	17/12/2025
17 Black Knight Street, Mordialloc, VIC 3195	$1,250,000	19/03/2026

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: 28/05/2026