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	23b Ormond Street, Mordialloc VIC 3195

Indicative selling price

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

Range between $998,000 & $1,095,000

Median sale price

Median price $700,000 Property Type Unit Suburb Mordialloc

Period - From 19/08/2024 to 18/02/2025 Source core_logic

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

A* These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/4 Eurythmic Street Mordialloc VIC 3195	$1,160,000	12/02/2025
1/25 Barkly Street Mordialloc VIC 3195	$1,040,000	26/09/2024
1/4 Eurythmic Street Mordialloc VIC 3195	$1,150,000	14/09/2024

This Statement of Information was prepared on: 19/02/2025