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	117 Chute Street, Mordialloc Vic 3195

Indicative selling price

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

Range between $1,120,000 & $1,150,000

Median sale price

Median price $1,380,000 Property Type House Suburb Mordialloc

Period - From 01/04/2024 to 31/03/2025 Source REIV

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	10 Verbena St MORDIALLOC 3195	$1,150,000	15/03/2025
2	2/108 Chute St MORDIALLOC 3195	$1,165,000	08/03/2025
3	59 Fifth St PARKDALE 3195	$1,300,000	15/02/2025

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: 16/05/2025 17:40

117 Chute Street, Mordialloc Vic 3195



4 2 2

Property Type: House
Land Size: 450 sqm approx

Agent Comments

Indicative Selling Price
$1,120,000 - $1,150,000
Median House Price
Year ending March 2025: $1,380,000

Comparable Properties

10 Verbena St MORDIALLOC 3195 (VG)

3 - -

Price: $1,150,000
Method: Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 638 sqm approx

Agent Comments



2/108 Chute St MORDIALLOC 3195 (REI)

3 2 2

Price: $1,165,000
Method: Auction Sale
Date: 08/03/2025
Property Type: Townhouse (Single)

Agent Comments



59 Fifth St PARKDALE 3195 (REI)

3 2 2

Price: $1,300,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig

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