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 John Street, Mordialloc VIC 3195

Indicative selling price

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

Single price	$2,800,000

Median sale price

Median price	$1,240,000	Property Type	House	Suburb	Mordialloc
Period - From	27/09/2024	to	26/03/2025	Source	core_logic

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
112 Beach Road Parkdale VIC 3195	$2,905,000	22/02/2025
11 Thomas Street Mordialloc VIC 3195	$2,857,000	07/11/2024

This Statement of Information was prepared on: 27/03/2025