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	2/1-3 James Street, Mordialloc VIC 3195

Indicative selling price

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

Range between $630,000 & $660,000

Median sale price

Median price $722,500 Property Type Unit Suburb Mordialloc

Period - From 27/04/2025 to 26/10/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/11 Collocott Street Mordialloc VIC 3195	$650,000	23/08/2025
7/38-40 Rennison Street Parkdale VIC 3195	$650,000	11/10/2025
5/8 Crown Avenue Mordialloc VIC 3195	$633,000	18/09/2025

This Statement of Information was prepared on: 27/10/2025