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	35 Ormond Street, Mordialloc VIC 3195

Indicative selling price

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

Range between $1,375,000 & $1,475,000

Median sale price

Median price $1,385,000 Property Type House Suburb Mordialloc

Period - From 18/05/2025 to 17/11/2025 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
25 Ormond Street, Mordialloc, VIC 3195	$1,551,000	30/08/2025
3 Governor Road Mordialloc VIC 3195	$1,427,000	10/07/2025
15 Ellen Street Parkdale VIC 3195	$1,400,000	13/08/2025

This Statement of Information was prepared on: 18/11/2025