

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

194a Beach Road, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$1,000,000

Property Type

Townhouse

Suburb

Mordialloc

Period - From

21/05/2025

to

20/05/2026

Source

Property Data

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	1/23 Rennison St PARKDALE 3195	\$1,680,000	10/03/2026
2	21b Rennison St PARKDALE 3195	\$1,820,000	28/02/2026
3	1/196 Beach Rd MORDIALLOC 3195	\$1,700,000	04/12/2025

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:

21/05/2026 08:26

**Property Type:** House (Res)**Land Size:** 392 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median Townhouse Price

21/05/2025 - 20/05/2026: \$1,000,000

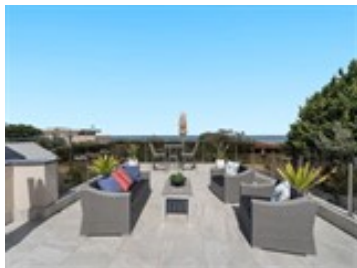
Comparable Properties

**1/23 Rennison St PARKDALE 3195 (REI)**

Agent Comments

**Price:** \$1,680,000**Method:** Sold Before Auction**Date:** 10/03/2026**Property Type:** Townhouse (Res)**Land Size:** 325 sqm approx**21b Rennison St PARKDALE 3195 (REI)**

Agent Comments

**Price:** \$1,820,000**Method:** Auction Sale**Date:** 28/02/2026**Property Type:** Townhouse (Res)**Land Size:** 393 sqm approx**1/196 Beach Rd MORDIALLOC 3195 (REI/VG)**

Agent Comments

**Price:** \$1,700,000**Method:** Private Sale**Date:** 04/12/2025**Property Type:** Townhouse (Single)**Land Size:** 217 sqm approx

Account - Barry Plant | P: 03 9586 0500