

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

1 Keefer Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Mordialloc

Period - From 12/06/2025 to 11/06/2026 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	348 Nepean Hwy PARKDALE 3195	\$1,172,000	05/06/2026
2	2 Lawborough Av PARKDALE 3195	\$1,150,000	01/05/2026
3	4 Wild St PARKDALE 3195	\$1,250,000	30/04/2026

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: 12/06/2026 12:30



 4  2  4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

12/06/2025 - 11/06/2026: \$1,500,000

Comparable Properties



348 Nepean Hwy PARKDALE 3195 (REI)

Agent Comments

 3  2  2

Price: \$1,172,000

Method: Private Sale

Date: 05/06/2026

Property Type: House



2 Lawborough Av PARKDALE 3195 (REI)

Agent Comments

 3  2  2

Price: \$1,150,000

Method: Private Sale

Date: 01/05/2026

Property Type: House

Land Size: 698 sqm approx



4 Wild St PARKDALE 3195 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,250,000

Method: Sold Before Auction

Date: 30/04/2026

Property Type: Townhouse (Res)

Land Size: 254 sqm approx

Account - Barry Plant | P: 03 9586 0500