

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 Jenkins Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,150,000

&

\$1,220,000

Median sale price

Median price \$1,000,000

Property Type Townhouse

Suburb Mordialloc

Period - From 07/09/2025

to

06/09/2026

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	1a Francis St MORDIALLOC 3195	\$1,210,000	05/08/2026
2	1/17 Collocott St MORDIALLOC 3195	\$1,135,000	13/05/2026
3	7b Magnolia St MORDIALLOC 3195	\$1,200,000	13/04/2026

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:

07/09/2026 10:42



Property Type: House (Previously Occupied - Detached)
Land Size: 268 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,220,000
Median Townhouse Price
 07/09/2025 - 06/09/2026: \$1,000,000

Comparable Properties



1a Francis St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$1,210,000
Method: Private Sale
Date: 05/08/2026
Property Type: Townhouse (Single)
Land Size: 313 sqm approx



1/17 Collocott St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$1,135,000
Method: Private Sale
Date: 13/05/2026
Property Type: Townhouse (Res)



7b Magnolia St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 13/04/2026
Property Type: Townhouse (Single)
Land Size: 348 sqm approx

Account - Barry Plant | P: 03 9586 0500