

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

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,000,000

Property Type

Townhouse

Suburb

Mordialloc

Period - From

29/09/2025

to

28/09/2026

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	7b Anchor St ASPENDALE 3195	\$1,190,000	25/08/2026
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:

29/09/2026 09:09



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
29/09/2025 - 28/09/2026: \$1,000,000

Comparable Properties



7b Anchor St ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,190,000
Method: Private Sale
Date: 25/08/2026
Property Type: House (Res)



1/17 Collocott St MORDIALLOC 3195 (REI)

Agent Comments



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



7b Magnolia St MORDIALLOC 3195 (REI)

Agent Comments



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