

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 22 Verbena 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 \$1,490,000 Property Type House Suburb Mordialloc

Period - From 12/02/2025 to 11/02/2026 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	49 Scarlet St MORDIALLOC 3195	\$1,135,000	11/01/2026
2	81 Scarlet St MORDIALLOC 3195	\$1,255,000	30/10/2025
3	17 Mckay St PARKDALE 3195	\$1,210,000	25/10/2025

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: 12/02/2026 09:24



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
12/02/2025 - 11/02/2026: \$1,490,000

Comparable Properties

49 Scarlet St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$1,135,000
Method: Private Sale
Date: 11/01/2026
Property Type: House (Res)



81 Scarlet St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$1,255,000
Method: Private Sale
Date: 30/10/2025
Property Type: House
Land Size: 534 sqm approx



17 McKay St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,210,000
Method: Sold Before Auction
Date: 25/10/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Barry Plant | P: 03 9586 0500