

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

29B Steedman Street, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,040,000

Property Type

Townhouse

Suburb

Mordialloc

Period - From

25/11/2024

to

24/11/2025

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	5 Steedman St MORDIALLOC 3195	\$1,600,000	25/08/2025
2	36B Cedric St MORDIALLOC 3195	\$1,620,000	23/08/2025
3	16B Francis St MORDIALLOC 3195	\$1,681,000	22/07/2025

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:

25/11/2025 13:07



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median Townhouse Price
25/11/2024 - 24/11/2025: \$1,040,000

Comparable Properties

5 Steedman St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$1,600,000
Method:
Date: 25/08/2025
Property Type: Townhouse (Single)

36B Cedric St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$1,620,000
Method:
Date: 23/08/2025
Property Type: Townhouse (Single)

16B Francis St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$1,681,000
Method:
Date: 22/07/2025
Property Type: Townhouse (Single)