

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

3/80A Albert Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$1,007,500 Property Type Townhouse Suburb Mordialloc

Period - From 15/10/2024 to 14/10/2025 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	13/117a Mcdonald St MORDIALLOC 3195	\$831,000	12/07/2025
2	2/201-202 Beach Rd MORDIALLOC 3195	\$877,000	21/06/2025
3	2/10 Epsom Rd MORDIALLOC 3195	\$807,000	14/06/2025

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:

15/10/2025 15:48



 2  2  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$690,000 - \$759,000

Median Townhouse Price

15/10/2024 - 14/10/2025: \$1,007,500

Comparable Properties



13/117a Mcdonald St MORDIALLOC 3195 (REI/VG)

Agent Comments

 2  1  2

Price: \$831,000

Method: Sold Before Auction

Date: 12/07/2025

Property Type: Unit



2/201-202 Beach Rd MORDIALLOC 3195 (REI)

Agent Comments

 2  1  1

Price: \$877,000

Method: Private Sale

Date: 21/06/2025

Property Type: Unit



2/10 Epsom Rd MORDIALLOC 3195 (REI/VG)

Agent Comments

 2  1  1

Price: \$807,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Villa

Account - Barry Plant | P: 03 9586 0500