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	14a Chute Street, Mordialloc Vic 3195

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $992,500 Property Type Townhouse Suburb Mordialloc

Period - From 24/09/2024 to 23/09/2025 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	1/7 Mill St ASPENDALE 3195	$1,412,000	20/09/2025
2	2b Bega Ct ASPENDALE 3195	$1,380,000	11/06/2025
3	200 Beach Rd MORDIALLOC 3195	$1,480,000	24/05/2025

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: 24/09/2025 14:23

BARRYPLANT



Property Type:
Agent Comments

Indicative Selling Price
$1,280,000 - $1,380,000
Median Townhouse Price
24/09/2024 - 23/09/2025: $992,500

Comparable Properties



1/7 Mill St ASPENDALE 3195 (REI)

4 3 2

Price: $1,412,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)
Land Size: 267 sqm approx

Agent Comments



2b Bega Ct ASPENDALE 3195 (REI/VG)

3 2 1

Price: $1,380,000
Method: Sold Before Auction
Date: 11/06/2025
Property Type: Townhouse (Res)
Land Size: 278 sqm approx

Agent Comments



200 Beach Rd MORDIALLOC 3195 (REI/VG)

3 2 1

Price: $1,480,000
Method: Private Sale
Date: 24/05/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9586 0500

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