

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

51a Brownfield Street, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$1,545,000

&

\$1,600,000

Median sale price

Median price

\$1,060,000

Property Type

Townhouse

Suburb

Mordialloc

Period - From

18/11/2024

to

17/11/2025

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	36b Cedric St MORDIALLOC 3195	\$1,620,000	23/08/2025
2	4/168 Beach Rd PARKDALE 3195	\$1,685,000	11/11/2025
3	24 Laburnum St PARKDALE 3195	\$1,655,000	20/09/2025

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:

18/11/2025 13:41



Property Type:
Agent Comments

Indicative Selling Price
\$1,545,000 - \$1,600,000
Median Townhouse Price
18/11/2024 - 17/11/2025: \$1,060,000

Comparable Properties

36b Cedric St MORDIALLOC 3195 (REI)

Agent Comments



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



4/168 Beach Rd PARKDALE 3195 (REI)

Agent Comments



Price: \$1,685,000
Method: Private Sale
Date: 11/11/2025
Property Type: Townhouse (Single)



24 Laburnum St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,655,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)
Land Size: 302 sqm approx

Account - Barry Plant | P: 03 9586 0500