

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

1 Keefer Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Mordialloc

Period - From 30/03/2025

to

29/03/2026

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	10 Dallas St MENTONE 3194	\$1,270,000	19/02/2026
2	81 Scarlet St MORDIALLOC 3195	\$1,255,000	30/10/2025
3			

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:

30/03/2026 11:50



Property Type:
Divorce/Estate/Family Transfers
Land Size: 627 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
30/03/2025 - 29/03/2026: \$1,450,000

Comparable Properties



10 Dallas St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,270,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: House (Res)
Land Size: 646 sqm approx



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

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.

Account - Barry Plant | P: 03 9586 0500