

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

7b Ashmore Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$997,500 Property Type Townhouse Suburb Mordialloc

Period - From 23/03/2025 to 22/03/2026 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	1/40 Herbert St PARKDALE 3195	\$1,840,000	14/03/2026
2	21b Rennison St PARKDALE 3195	\$1,820,000	28/02/2026
3	12b Sixth St PARKDALE 3195	\$1,855,000	02/10/2025

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:

23/03/2026 06:42



Property Type: House - Attached
House N.E.C.
Land Size: 308 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median Townhouse Price
23/03/2025 - 22/03/2026: \$997,500

Comparable Properties



1/40 Herbert St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,840,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)



21b Rennison St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,820,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)
Land Size: 393 sqm approx



12b Sixth St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,855,000
Method: Private Sale
Date: 02/10/2025
Property Type: Townhouse (Single)
Land Size: 351 sqm approx

Account - Barry Plant | P: 03 9586 0500