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	4b Montgomery Street, Mordialloc Vic 3195

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,575,500 Property Type House Suburb Mordialloc

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	3A Mount View Av PARKDALE 3195	$1,700,000	11/10/2025
2	1A Kara Gr ASPENDALE 3195	$1,640,000	10/09/2025
3	5 Steedman St MORDIALLOC 3195	$1,600,000	16/08/2025

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: 13/11/2025 17:00

4b Montgomery Street, Mordialloc Vic 3195

BARRYPLANT



3 1 1

Rooms: 4
Property Type: House
Land Size: 390 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
September quarter 2025: $1,575,500

Comparable Properties



3A Mount View Av PARKDALE 3195 (REI)

4 2 1

Price: $1,700,000
Method: Private Sale
Date: 11/10/2025
Property Type: House

Agent Comments



1A Kara Gr ASPENDALE 3195 (REI)

3 2 1

Price: $1,640,000
Method: Sold Before Auction
Date: 10/09/2025
Property Type: House (Res)

Agent Comments



5 Steedman St MORDIALLOC 3195 (REI/VG)

4 3 3

Price: $1,600,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 9586 0500

REIV THE DIFFERENCE

propertydata .com.au

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