

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

91 ALBERT STREET MORDIALLOC VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Mordialloc

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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 MONTGOMERY STREET MORDIALLOC VIC 3195	\$1,650,000	02-Aug-24
15 PARK STREET MORDIALLOC VIC 3195	\$1,525,000	14-Jul-24
72 BARKLY STREET MORDIALLOC VIC 3195	\$1,480,000	11-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 02 May 2025

**1 MONTGOMERY STREET
MORDIALLOC VIC 3195**

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Sold Price **\$1,650,000** Sold Date **02-Aug-24**Distance **0.42km****15 PARK STREET MORDIALLOC VIC
3195**

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Sold Price **\$1,525,000** Sold Date **14-Jul-24**Distance **0.31km****72 BARKLY STREET MORDIALLOC
VIC 3195**

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Sold Price **\$1,480,000** Sold Date **11-Nov-23**Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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