

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

10 FRANCIS 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

\$1,435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,385,000

Property type

House

Suburb

Mordialloc

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

25 ORMOND STREET MORDIALLOC VIC 3195	\$1,551,000	30-Aug-25
19 MCKAY STREET PARKDALE VIC 3195	\$1,434,000	13-Sep-25
37 BROWNFIELD STREET MORDIALLOC VIC 3195	\$1,530,000	29-Aug-25

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: 25 November 2025

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25 ORMOND STREET MORDIALLOC VIC 3195

Sold Price

^{RS}

\$1,551,000

Sold Date

30-Aug-25

 3

 2

 4

Distance

0.13km



19 MCKAY STREET PARKDALE VIC 3195

Sold Price

^{RS}

\$1,434,000

Sold Date

13-Sep-25

 3

 1

 3

Distance

0.69km



37 BROWNFIELD STREET MORDIALLOC VIC 3195

Sold Price

\$1,530,000

Sold Date

29-Aug-25

 3

 2

 2

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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