

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

13 Kingston Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,220,000

&

\$1,320,000

Median sale price*

Median price \$1,145,000

Property Type House

Suburb Mordialloc

Period - From 04/09/2024

to

03/09/2025

Source REA

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	157 Warren Rd PARKDALE 3195	\$1,111,000	30/08/2025
2	41 Kershaw St MORDIALLOC 3195	\$1,100,000	14/07/2025
3	55 Chute St MORDIALLOC 3195	\$1,375,000	24/05/2025

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:

03/09/2025 10:32



3 1 2

Property Type: House

Land Size: 640.158 sqm approx

Agent Comments

Indicative Selling Price

\$1,220,000 - \$1,320,000

Median House Price *

04/09/2024 - 03/09/2025: \$1,145,000

* Agent calculated median

Comparable Properties



157 Warren Rd PARKDALE 3195 (REI)

Agent Comments

3 1 2

Price: \$1,111,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 340 sqm approx



41 Kershaw St MORDIALLOC 3195 (REI)

Agent Comments

4 2 -

Price: \$1,100,000

Method: Private Sale

Date: 14/07/2025

Property Type: Land

Land Size: 540 sqm approx



55 Chute St MORDIALLOC 3195 (REI/VG)

Agent Comments

3 1 2

Price: \$1,375,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 632 sqm approx

Account - Ray White Cheltenham | P: 03 9584 8288 | F: 03 9271 8999