

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 3/9 Woods Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	3/393 Nepean Hwy MORDIALLOC 3195	\$1,072,000	17/11/2025
2	34a Barkly St MORDIALLOC 3195	\$1,000,000	15/11/2025
3	2/8 Clare St PARKDALE 3195	\$1,111,000	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 16:48



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
23/03/2025 - 22/03/2026: \$997,500

Comparable Properties



3/393 Nepean Hwy MORDIALLOC 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$1,072,000
Method: Sold Before Auction
Date: 17/11/2025
Property Type: Townhouse (Res)



34a Barkly St MORDIALLOC 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)
Land Size: 149 sqm approx



2/8 Clare St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$1,111,000
Method: Private Sale
Date: 02/10/2025
Property Type: Townhouse (Single)

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