

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

5/114 Warren Road, Mordialloc Vic 3195

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$735,500 Property Type Unit Suburb Mordialloc

Period - From 01/07/2025 to 30/06/2026 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	14/111 Barkly St MORDIALLOC 3195	\$630,000	17/04/2026
2	1/11 Collocott St MORDIALLOC 3195	\$640,000	28/03/2026
3	1/31 White St PARKDALE 3195	\$640,000	04/03/2026

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:

16/07/2026 16:10



 2  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

Year ending June 2026: \$735,500

Comparable Properties



14/111 Barkly St MORDIALLOC 3195 (REI/VG)

Agent Comments

 2  1  1

Price: \$630,000

Method: Sold Before Auction

Date: 17/04/2026

Property Type: Unit



1/11 Collocott St MORDIALLOC 3195 (REI/VG)

Agent Comments

 2  1  2

Price: \$640,000

Method: Private Sale

Date: 28/03/2026

Property Type: Unit



1/31 White St PARKDALE 3195 (REI/VG)

Agent Comments

 2  1  1

Price: \$640,000

Method: Sold Before Auction

Date: 04/03/2026

Property Type: Townhouse (Res)

Account - Ray White - The Bayside Group | P: 03 9584 8288