

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

7 Edward Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,450,000 Property Type House 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	5/3-17 Taylor St PARKDALE 3195	\$860,000	25/08/2026
2	2/20 Barkly St MORDIALLOC 3195	\$815,000	25/07/2026
3	2/14 Bay St MORDIALLOC 3195	\$840,000	09/05/2026

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:

01/09/2026 13:45



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

Year ending June 2026: \$1,450,000

Comparable Properties



5/3-17 Taylor St PARKDALE 3195 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 25/08/2026

Property Type: Unit

Land Size: 200 sqm approx



2/20 Barkly St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$815,000

Method: Private Sale

Date: 25/07/2026

Property Type: Villa



2/14 Bay St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Unit

Land Size: 206 sqm approx

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



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