

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$830,000

&

\$870,000

### 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 | 2/14 Bay St MORDIALLOC 3195    | \$840,000 | 09/05/2026   |
| 3 | 121a Albert St MORDIALLOC 3195 | \$845,000 | 02/05/2026   |

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:

05/09/2026 14:36

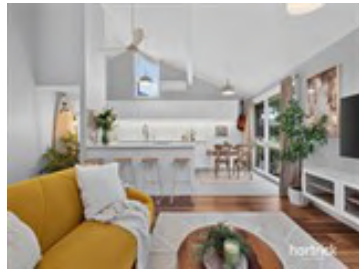


 2  2  2

**Property Type:** House  
**Land Size:** 248 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$830,000 - \$870,000  
**Median House Price**  
Year ending June 2026: \$1,450,000

## Comparable Properties



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

**Agent Comments**

 2  1  3

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 25/08/2026  
**Property Type:** Unit  
**Land Size:** 200 sqm approx



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

**Agent Comments**

 2  1  1

**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 09/05/2026  
**Property Type:** Unit  
**Land Size:** 206 sqm approx



**121a Albert St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

 2  1  2

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 02/05/2026  
**Property Type:** Villa  
**Land Size:** 202 sqm approx