

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

Range between \$600,000 & \$660,000

### Median sale price

Median price \$717,000 Property Type Unit Suburb Mordialloc

Period - From 01/04/2025 to 31/03/2026 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	3/2-4 Keefer St MORDIALLOC 3195	\$665,000	23/04/2026
2	2/14-16 Keefer St MORDIALLOC 3195	\$662,000	21/03/2026
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:

22/06/2026 15:26



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

Year ending March 2026: \$717,000

## Comparable Properties



**3/2-4 Keefer St MORDIALLOC 3195 (REI)**

Agent Comments



**Price:** \$665,000

**Method:** Private Sale

**Date:** 23/04/2026

**Property Type:** Unit



**2/14-16 Keefer St MORDIALLOC 3195 (REI)**

Agent Comments



**Price:** \$662,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** Unit



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

Agent Comments



**Price:** \$640,000

**Method:** Sold Before Auction

**Date:** 04/03/2026

**Property Type:** Townhouse (Res)

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