

Property Price Statement

Single residential property

located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 14/10/26

Property offered for sale

Address
Including suburb and
postcode

23 PARK STREET MORDIALLOC VIC 3195

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
House	4	2	2	170 sqm approx.	613m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

\$1,750,000

&

\$1,900,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price

\$1,405,000

Property type

House

Suburb

Mordialloc

Period: from

01 Oct 2025

to

30 Sep 2026

Source

Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold ~~within two kilometres of the property for sale in the last six months~~.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
20 MOUNT VIEW AVENUE PARKDALE VIC 3195	\$1,750,150	10-Sep-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	4	3	2	226m ²	756m ²

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

☒ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

There is a limited number of directly comparable sales within a 2km radius of the property. In particular, there have been insufficient recent sales of four-bedroom properties that offer similar characteristics. As a result, we have been unable to identify three suitable comparable sales that accurately reflect the subject property.

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	\$ _____
Unconditional sale date	____/____/____


**20 MOUNT VIEW AVENUE
PARKDALE VIC 3195**

HOUSE

Sold Price ^{RS} **\$1,750,150** ^{UN} Sold Date **10-Sep-26**


4



3



2


756m²

226m²

Distance

1.75km
RS = Recent sale

UN = Undisclosed Sale

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