

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

6 FRANCIS STREET MORDIALLOC VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,390,000

Property type

House

Suburb

Mordialloc

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

9 JAMES AVENUE ASPENDALE VIC 3195	\$1,356,000	07-May-26
34 LAURA STREET ASPENDALE VIC 3195	\$1,374,000	02-May-26

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 6 months.

This Statement of Information was prepared on: 01 June 2026

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9 JAMES AVENUE ASPENDALE VIC 3195 Sold Price ^{RS} **\$1,356,000** Sold Date **07-May-26**

 3  1  2

Distance **1.56km**



34 LAURA STREET ASPENDALE VIC 3195 Sold Price ^{RS} **\$1,374,000** Sold Date **02-May-26**

 3  1  2

Distance **2.32km**

RS = Recent sale

UN = Undisclosed Sale

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