

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

2/32 ORMOND 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Aug 2025

to

31 Jul 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

11/28 FLORENCE STREET MENTONE VIC 3194	\$547,500	20-Jun-26
4/23 KEILLER AVENUE PARKDALE VIC 3195	\$550,000	21-Mar-26
8/24 PATTY STREET MENTONE VIC 3194	\$571,000	04-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: 24 August 2026

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**11/28 FLORENCE STREET
MENTONE VIC 3194**

Sold Price

^{RS}

\$547,500

Sold Date

20-Jun-26



1



1



1

Distance

3.32km



**4/23 KEILLER AVENUE PARKDALE
VIC 3195**

Sold Price

\$550,000

Sold Date

21-Mar-26



1



1



1

Distance

1.72km



**8/24 PATTY STREET MENTONE VIC
3194**

Sold Price

\$571,000

Sold Date

04-May-26



1



1



1

Distance

4.04km

RS = Recent sale

UN = Undisclosed Sale

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