

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

14 Eric Avenue, Mordialloc VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,420,000

&

\$1,520,000

Median sale price

Median price

\$1,240,000

Property Type

House

Suburb

Mordialloc

Period - From

21/11/2024

to

20/05/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
29 Davey Street Parkdale VIC 3195	\$1,490,000	10/05/2025
27 Mount View Avenue Parkdale VIC 3195	\$1,440,000	03/03/2025
64 Marriott Street Parkdale VIC 3195	\$1,555,000	22/02/2025

This Statement of Information was prepared on:

21/05/2025