

## 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

8/9 ALBERT STREET MORDIALLOC VIC 3195

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

10/5 ALBERT STREET MORDIALLOC VIC 3195	\$630,000	16-Oct-24
1/15 BEAR STREET MORDIALLOC VIC 3195	\$670,000	09-Sep-24
3/24 WHITE STREET MORDIALLOC VIC 3195	\$690,000	08-Feb-25

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: 18 February 2025



**10/5 ALBERT STREET  
MORDIALLOC VIC 3195**

2 1 -

Sold Price **\$630,000** Sold Date **16-Oct-24**

Distance **0.05km**



**1/15 BEAR STREET MORDIALLOC  
VIC 3195**

2 1 2

Sold Price **\$670,000** Sold Date **09-Sep-24**

Distance **0.6km**



**3/24 WHITE STREET MORDIALLOC  
VIC 3195**

2 1 2

Sold Price <sup>RS</sup> **\$690,000** Sold Date **08-Feb-25**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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