

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

1/36 WHITE 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

or range
between

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Sep 2024

to

31 Aug 2025

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

1/34 BARKLY STREET MORDIALLOC VIC 3195	\$900,000	26-Mar-25
2/393 NEPEAN HIGHWAY MORDIALLOC VIC 3195	\$962,000	15-Apr-25
3/9-11 MANIKATO AVENUE MORDIALLOC VIC 3195	\$995,000	29-Mar-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: 22 September 2025



1/34 BARKLY STREET MORDIALLOC VIC 3195

 3  2  1

Sold Price **\$900,000** Sold Date **26-Mar-25**

Distance **0.38km**

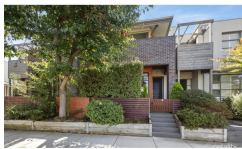


2/393 NEPEAN HIGHWAY MORDIALLOC VIC 3195

 3  2  1

Sold Price **\$962,000** Sold Date **15-Apr-25**

Distance **0.46km**



3/9-11 MANIKATO AVENUE MORDIALLOC VIC 3195

 3  2  1

Sold Price **\$995,000** Sold Date **29-Mar-25**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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