

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

41A KERSHAW 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

\$1,690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,245,000

Property type

Other

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

52B CEDRIC STREET MORDIALLOC VIC 3195	\$1,535,000	22-Aug-25
5 STEEDMAN STREET MORDIALLOC VIC 3195	\$1,600,000	16-Aug-25
3/184 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$1,633,000	21-Jun-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: 12 September 2025

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52B CEDRIC STREET MORDIALLOC VIC 3195

Sold Price

^{RS}

\$1,535,000

Sold Date

22-Aug-25



4



3



1

Distance

0.2km



5 STEEDMAN STREET MORDIALLOC VIC 3195

Sold Price

^{RS}

\$1,600,000

^{UN}

Sold Date

16-Aug-25



4



3



1

Distance

0.72km



3/184 NEPEAN HIGHWAY ASPENDALE VIC 3195

Sold Price

^{RS}

\$1,633,000

^{UN}

Sold Date

21-Jun-25



3



2



2

Distance

3.73km

RS = Recent sale

UN = Undisclosed Sale

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