## 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

110A 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 \$750,000 & \$820,000
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## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$720,000	Prop	erty type		Unit	Suburb	Mordialloc
Period-from	01 Nov 2024	to	31 Oct 2	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
3/17 CEDRIC STREET PARKDALE VIC 3195	\$770,000	26-Jul-25
2/10 EPSOM ROAD MORDIALLOC VIC 3195	\$807,000	14-Jun-25
13/117A MCDONALD STREET MORDIALLOC VIC 3195	\$831,000	13-Jul-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: 11 November 2025

