

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

114/90 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

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,750

Property type

Unit

Suburb

Mordialloc

Period-from

01 Dec 2024

to

30 Nov 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

211/90 WHITE STREET MORDIALLOC VIC 3195	\$655,000	05-Dec-25
1/555 MAIN STREET MORDIALLOC VIC 3195	\$640,000	08-Nov-25
2/437 MAIN STREET MORDIALLOC VIC 3195	\$630,000	03-Nov-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 December 2025

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**211/90 WHITE STREET
MORDIALLOC VIC 3195**

Sold Price

^{RS}

\$655,000

Sold Date

05-Dec-25

 2

 2

 1

Distance

0km



**1/555 MAIN STREET MORDIALLOC
VIC 3195**

Sold Price

^{RS}

\$640,000

Sold Date

08-Nov-25

 2

 1

 1

Distance

1.16km



**2/437 MAIN STREET MORDIALLOC
VIC 3195**

Sold Price

^{RS}

\$630,000

Sold Date

03-Nov-25

 2

 1

 1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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