

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

116/5 BEAR 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Oct 2024

to

30 Sep 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

108/5 BEAR STREET MORDIALLOC VIC 3195	\$477,000	15-Sep-25
4/6 BEAR STREET MORDIALLOC VIC 3195	\$590,000	11-Jun-25
31/538 MAIN STREET MORDIALLOC VIC 3195	\$570,000	14-Apr-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: 29 October 2025



108/5 BEAR STREET MORDIALLOC VIC 3195

Sold Price

^{RS} **\$477,000**

Sold Date

15-Sep-25

 2  1  1

Distance

0km



4/6 BEAR STREET MORDIALLOC VIC 3195

Sold Price

\$590,000

Sold Date

11-Jun-25

 2  1  1

Distance

0.05km



31/538 MAIN STREET MORDIALLOC VIC 3195

Sold Price

\$570,000

Sold Date

14-Apr-25

 2  1  1

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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