

# 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

36B Cedric Street, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,645,000

### Median sale price

Median price

\$1,040,000

Property Type

Townhouse

Suburb

Mordialloc

Period - From

21/08/2024

to

20/08/2025

Source

Property Data

### 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 six 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	1/16 Robert St PARKDALE 3195	\$1,725,000	14/06/2025
2	42a Edmond St PARKDALE 3195	\$1,660,000	29/03/2025
3	2/10 Isabella St PARKDALE 3195	\$1,714,000	22/03/2025

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 six months.~~

This Statement of Information was prepared on:

21/08/2025 13:31



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 322 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,645,000  
**Median Townhouse Price**  
21/08/2024 - 20/08/2025: \$1,040,000

## Comparable Properties



**1/16 Robert St PARKDALE 3195 (VG)**

**Agent Comments**



**Price:** \$1,725,000  
**Method:** Sale  
**Date:** 14/06/2025  
**Property Type:** Strata Unit/Flat



**42a Edmond St PARKDALE 3195 (REI/VG)**

**Agent Comments**



**Price:** \$1,660,000  
**Method:** Private Sale  
**Date:** 29/03/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 318 sqm approx



**2/10 Isabella St PARKDALE 3195 (REI/VG)**

**Agent Comments**



**Price:** \$1,714,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** Townhouse (Res)

**Account - Barry Plant | P: 03 9586 0500**