

# 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

38 Kokoda Place, Mordialloc Vic 3195

### Indicative selling price

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

Single price

\$996,000

### Median sale price

Median price

\$1,010,000

Property Type

Townhouse

Suburb

Mordialloc

Period - From

26/05/2024

to

25/05/2025

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	3/9-11 Manikato Av MORDIALLOC 3195	\$995,000	29/03/2025
2	2/44 Kershaw St MORDIALLOC 3195	\$965,000	26/03/2025
3	10a Waratah Av MORDIALLOC 3195	\$970,000	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:

26/05/2025 11:42



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$996,000  
**Median Townhouse Price**  
26/05/2024 - 25/05/2025: \$1,010,000

## Comparable Properties



**3/9-11 Manikato Av MORDIALLOC 3195 (REI)**

Agent Comments



**Price:** \$995,000  
**Method:** Private Sale  
**Date:** 29/03/2025  
**Property Type:** Townhouse (Single)



**2/44 Kershaw St MORDIALLOC 3195 (REI)**

Agent Comments



**Price:** \$965,000  
**Method:** Private Sale  
**Date:** 26/03/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 298 sqm approx



**10a Waratah Av MORDIALLOC 3195 (REI)**

Agent Comments



**Price:** \$970,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)

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



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