

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

4/6 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

108/119 MCDONALD STREET MORDIALLOC VIC 3195	\$505,000	25-Feb-25
6/25 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$550,000	18-Feb-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: 04 June 2025



**108/119 MCDONALD STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price

\$505,000

Sold Date

25-Feb-25

Distance

1.06km



**6/25 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

 1  1  1

Sold Price

\$550,000

Sold Date

18-Feb-25

Distance

0.72km



**31/538 MAIN STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price

\$570,000

Sold Date

14-Apr-25

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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