

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

5/42 BAY 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Nov 2024

to

31 Oct 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

7/32 ORMOND STREET MORDIALLOC VIC 3195	\$485,000	31-May-25
9/122 BEACH ROAD PARKDALE VIC 3195	\$540,000	18-Sep-25
2/12 WARRIGAL ROAD PARKDALE VIC 3195	\$565,000	21-Jun-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: 21 November 2025


**7/32 ORMOND STREET
MORDIALLOC VIC 3195**

 2
  1
  1

Sold Price **\$485,000** Sold Date **31-May-25**

Distance **0.83km**


**9/122 BEACH ROAD PARKDALE
VIC 3195**

 2
  1
  -

Sold Price **\$540,000** Sold Date **18-Sep-25**

Distance **1.1km**


**2/12 WARRIGAL ROAD PARKDALE
VIC 3195**

 2
  1
  1

Sold Price **\$565,000** Sold Date **21-Jun-25**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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