

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 MANIKATO AVENUE 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Feb 2025

to

31 Jan 2026

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

3/17 COLLOCOTT STREET MORDIALLOC VIC 3195	\$890,000	12-Mar-25
1/1 PARK STREET MORDIALLOC VIC 3195	\$910,000	27-Aug-24
14 KOKODA PLACE MORDIALLOC VIC 3195	\$865,000	23-Jan-26

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: 12 February 2026

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3/17 COLLOCOTT STREET MORDIALLOC VIC 3195

 3  2  2

Sold Price **\$890,000** Sold Date **12-Mar-25**

Distance **0.49km**



1/1 PARK STREET MORDIALLOC VIC 3195

 3  2  2

Sold Price **\$910,000** Sold Date **27-Aug-24**

Distance **0.97km**



14 KOKODA PLACE MORDIALLOC VIC 3195

 3  2  2

Sold Price ^{RS} **\$865,000** ^{UN} Sold Date **23-Jan-26**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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