

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

5/5 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

\$960,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Apr 2024

to

31 Mar 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

9/115-117 MCDONALD STREET MORDIALLOC VIC 3195

\$975,000

09-Nov-24

6/12 MONACO STREET PARKDALE VIC 3195

\$1,050,000

18-Mar-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: 23 April 2025



**9/115-117 MCDONALD STREET
MORDIALLOC VIC 3195**

 3  2  1

Sold Price

\$975,000

Sold Date **09-Nov-24**

Distance

0.14km



**6/12 MONACO STREET PARKDALE
VIC 3195**

 3  2  2

Sold Price

^{RS} **\$1,050,000** ^{UN}

Sold Date

18-Mar-25

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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