

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

7/5 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Oct 2024

to

30 Sep 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

14/541 MAIN STREET MORDIALLOC VIC 3195	\$425,000	30-Aug-25
4/16 MCDONALD STREET MORDIALLOC VIC 3195	\$415,000	26-Jul-25
7/6 BEAR STREET MORDIALLOC VIC 3195	\$435,000	04-Oct-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.~~

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Simon Wendt
P 9583 3246
M 0407040706
E simon.wendt@belleproperty.com



14/541 MAIN STREET MORDIALLOC Sold Price
VIC 3195

^{RS} **\$425,000** Sold Date **30-Aug-25**

1 1 1

Distance **0.16km**



4/16 MCDONALD STREET
MORDIALLOC VIC 3195

Sold Price **\$415,000** Sold Date **26-Jul-25**

2 1 1

Distance **0.22km**



7/6 BEAR STREET MORDIALLOC
VIC 3195

Sold Price ^{RS} **\$435,000** Sold Date **04-Oct-25**

1 1 1

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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