

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

76D ALBERT 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,750

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

14A PARK STREET MORDIALLOC VIC 3195	\$815,000	21-Feb-25
8 KOKODA PLACE MORDIALLOC VIC 3195	\$980,000	06-May-25
38 KOKODA PLACE MORDIALLOC VIC 3195	\$991,000	14-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: 30 June 2025



14A PARK STREET MORDIALLOC VIC 3195

Sold Price

\$815,000

Sold Date

21-Feb-25

3

3

1

Distance

0km



8 KOKODA PLACE MORDIALLOC VIC 3195

Sold Price

\$980,000

Sold Date

06-May-25

3

2

2

Distance

0km



38 KOKODA PLACE MORDIALLOC VIC 3195

Sold Price

^{RS} **\$991,000**

Sold Date

14-Jun-25

3

2

2

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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