

# 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

78c Albert Street, Mordialloc VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$829,000

### Median sale price

Median price

\$722,500

Property Type

Unit

Suburb

Mordialloc

Period - From

28/04/2025

to

27/10/2025

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

- 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 six months.

| Address of comparable property         | Price     | Date of sale |
|----------------------------------------|-----------|--------------|
| 76D Albert Street Mordialloc VIC 3195  | \$810,000 | 22/07/2025   |
| 7/124 White Street Mordialloc VIC 3195 | \$865,000 | 14/08/2025   |
|                                        |           |              |

This Statement of Information was prepared on:

29/10/2025