Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	78c Albert Street, Mordialloc VIC 3195	
Including suburb and	700 Albert Street, Mordianoc vio 3193	

postcode

Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$829,000

Median sale price

Median price	\$722,500	Pro	operty Type Uni	t	S	Suburb	Mordialloc
Period - From	28/04/2025	to	27/10/2025	Sou	ırce C	Cotality	ГМ

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

В* 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

