

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

8/437 MAIN 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 May 2024

to

30 Apr 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

1/437 MAIN STREET MORDIALLOC VIC 3195	\$630,000	31-Mar-25
108/55 BARKLY STREET MORDIALLOC VIC 3195	\$690,500	03-Mar-25
60 KOKODA PLACE MORDIALLOC VIC 3195	\$650,000	10-Jan-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: 08 May 2025



**1/437 MAIN STREET MORDIALLOC
VIC 3195**

 2  1  1

Sold Price

^{RS} **\$630,000**

Sold Date

31-Mar-25

Distance

0km



**108/55 BARKLY STREET
MORDIALLOC VIC 3195**

 2  2  -

Sold Price

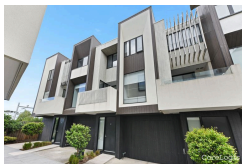
\$690,500

Sold Date

03-Mar-25

Distance

0.27km



**60 KOKODA PLACE MORDIALLOC
VIC 3195**

 2  2  1

Sold Price

\$650,000

Sold Date

10-Jan-25

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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