

## 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

80B WHITE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,155,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jul 2025

to

30 Jun 2026

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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 3/9 WOODS AVENUE MORDIALLOC VIC 3195       | \$1,090,000 | 02-Apr-26 |
| 10/17 COLLOCOTT STREET MORDIALLOC VIC 3195 | \$1,060,000 | 15-May-26 |
| 34 KOKODA PLACE MORDIALLOC VIC 3195        | \$950,000   | 29-Jan-26 |

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: 21 July 2026



**3/9 WOODS AVENUE  
MORDIALLOC VIC 3195**

4 2 2

Sold Price **\$1,090,000** Sold Date **02-Apr-26**

Distance **0.29km**



**10/17 COLLOCOTT STREET  
MORDIALLOC VIC 3195**

4 2 2

Sold Price **\$1,060,000** Sold Date **15-May-26**

Distance **0.56km**



**34 KOKODA PLACE MORDIALLOC  
VIC 3195**

4 2 2

Sold Price **\$950,000** Sold Date **29-Jan-26**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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