

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

9/541 Main Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$430,000

&

\$470,000

Median sale price

Median price \$752,500

Property Type Unit

Suburb Mordialloc

Period - From 11/06/2024

to

10/06/2025

Source

Property Data

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 six 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	7/75 Barkly St MORDIALLOC 3195	\$455,000	28/12/2024
2	5/6 Bear St MORDIALLOC 3195	\$435,000	23/12/2024
3			

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 six months.~~

This Statement of Information was prepared on:

11/06/2025 12:24



Property Type: House (Res)
Land Size: 711 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$470,000
Median Unit Price
11/06/2024 - 10/06/2025: \$752,500

Comparable Properties



7/75 Barkly St MORDIALLOC 3195 (VG)

Agent Comments



Price: \$455,000
Method: Sale
Date: 28/12/2024
Property Type: Flat/Unit/Apartment (Res)



5/6 Bear St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 23/12/2024
Property Type: Apartment

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.