Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Proper Proper	ty o	ffered	for	sale
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Address	9/541 Main Street, Mordialloc Vic 3195
Including suburb and	
postcode	

Indicative selling price

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

Single price \$420,000

Median sale price

Median price	\$755,000	Pro	perty Type	Unit		Suburb	Mordialloc
Period - From	01/09/2024	to	31/08/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	4/16 Mcdonald St MORDIALLOC 3195	\$415,000	26/07/2025
2	2/1a Spray St PARKDALE 3195	\$400,000	18/06/2025
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:	01/09/2025 11:27



Date of sale







Agent Comments

Indicative Selling Price \$420,000 **Median Unit Price** 01/09/2024 - 31/08/2025: \$755,000

Comparable Properties



4/16 Mcdonald St MORDIALLOC 3195 (REI)

Price: \$415,000 Method: Private Sale Date: 26/07/2025 Property Type: Unit

Agent Comments



2/1a Spray St PARKDALE 3195 (REI/VG)

Agent Comments

Price: \$400,000 Method: Private Sale Date: 18/06/2025

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.

Account - Barry Plant | P: 03 9586 0500





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