Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	le
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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

Trainge between \$\psi_{+7} 0,000	Range between	\$430,000	&	\$470,000
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Median sale price

Median price	\$752,500	Pro	perty Type U	Jnit		Suburb	Mordialloc
Period - From	11/06/2024	to	10/06/2025	So	ource	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	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
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Date of sale







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.

Account - Barry Plant | P: 03 9586 0500





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