

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

G02/125 MCDONALD 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

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Sep 2024

to

31 Aug 2025

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

4/16 MCDONALD STREET MORDIALLOC VIC 3195	\$415,000	26-Jul-25
303/116 BALCOMBE ROAD MENTONE VIC 3194	\$420,000	24-Jun-25
10/28 LATROBE STREET MENTONE VIC 3194	\$440,000	08-Apr-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 September 2025

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**4/16 MCDONALD STREET
MORDIALLOC VIC 3195**

 1  1  1

Sold Price

^{RS}

\$415,000

Sold Date

26-Jul-25

Distance

0.96km



**303/116 BALCOMBE ROAD
MENTONE VIC 3194**

 1  1  1

Sold Price

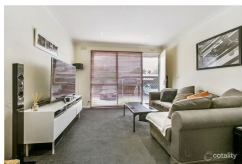
\$420,000

Sold Date

24-Jun-25

Distance

3.76km



**10/28 LATROBE STREET MENTONE
VIC 3194**

 1  1  1

Sold Price

\$440,000

Sold Date

08-Apr-25

Distance

4.64km

RS = Recent sale

UN = Undisclosed Sale

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