

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

1/14 MELROSE 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

or range
between

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Dec 2024

to

30 Nov 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

3/17 CEDRIC STREET PARKDALE VIC 3195	\$770,000	26-Jul-25
8/42 RENNISON STREET PARKDALE VIC 3195	\$803,000	08-Nov-25
2/410 NEPEAN HIGHWAY PARKDALE VIC 3195	\$800,000	21-Jun-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: 05 December 2025

Jason Mudford

M 0417 361 367

E jason.mudford@obrienrealestate.com.au

**3/17 CEDRIC STREET PARKDALE
VIC 3195**

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Sold Price **\$770,000** Sold Date **26-Jul-25**Distance **0.44km****8/42 RENNISON STREET
PARKDALE VIC 3195**

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Sold Price ^{RS} **\$803,000** Sold Date **08-Nov-25**Distance **0.52km****2/410 NEPEAN HIGHWAY
PARKDALE VIC 3195**

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Sold Price **\$800,000** Sold Date **21-Jun-25**Distance **0.56km****RS** = Recent sale**UN** = Undisclosed Sale

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