

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

2/32 ORMOND 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,750

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jul 2025

to

30 Jun 2026

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

6/91-93 MCDONALD STREET MORDIALLOC VIC 3195	\$630,000	23-May-26
14/111 BARKLY STREET MORDIALLOC VIC 3195	\$630,000	17-Apr-26

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: 03 July 2026

Jason Mudford

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E jason.mudford@obrienrealestate.com.au**6/91-93 MCDONALD STREET
MORDIALLOC VIC 3195**

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Sold Price

^{RS} **\$630,000** Sold Date **23-May-26**Distance **0.3km****14/111 BARKLY STREET
MORDIALLOC VIC 3195**

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Sold Price

\$630,000 Sold Date **17-Apr-26**Distance **0.51km****RS** = Recent sale**UN** = Undisclosed Sale

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