

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

2/86 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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Nov 2024

to

31 Oct 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

1/148-150 WARREN ROAD MORDIALLOC VIC 3195	\$715,000	29-May-25
3/1 JENNIFER AVENUE PARKDALE VIC 3195	\$800,000	26-Jun-25
3/125-126 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$750,000	01-Sep-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: 11 November 2025

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**1/148-150 WARREN ROAD
MORDIALLOC VIC 3195**

 3  1  1

Sold Price

\$715,000

Sold Date **29-May-25**

Distance **1.66km**



**3/1 JENNIFER AVENUE PARKDALE
VIC 3195**

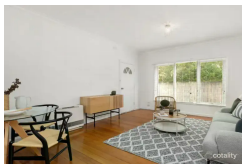
 3  1  1

Sold Price

\$800,000

Sold Date **26-Jun-25**

Distance **1.55km**



**3/125-126 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

 3  1  1

Sold Price

^{RS} **\$750,000**

Sold Date **01-Sep-25**

Distance **2.67km**

RS = Recent sale

UN = Undisclosed Sale

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