

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

11/42 WHITE 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

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

Other

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

5/117 COMO PARADE EAST PARKDALE VIC 3195	\$305,000	22-Sep-25
11/117 COMO PARADE EAST PARKDALE VIC 3195	\$305,000	22-Sep-25
12/117 COMO PARADE EAST PARKDALE VIC 3195	\$305,000	22-Sep-25

OR

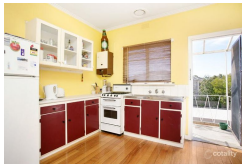
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 December 2025

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**5/117 COMO PARADE EAST
PARKDALE VIC 3195**

 1  1  -

Sold Price

\$305,000

Sold Date **22-Sep-25**

Distance **1.68km**



**11/117 COMO PARADE EAST
PARKDALE VIC 3195**

 1  1  1

Sold Price

Sold Date **22-Sep-25**

Distance **1.68km**



**12/117 COMO PARADE EAST
PARKDALE VIC 3195**

 1  1  1

Sold Price

Sold Date **22-Sep-25**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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