

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

1/15-17 JOHN 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 May 2025

to

30 Apr 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

2/25 JOHN STREET MORDIALLOC VIC 3195	\$585,000	27-Mar-26
16/122 BEACH ROAD PARKDALE VIC 3195	\$600,000	21-Mar-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: 04 May 2026



**2/25 JOHN STREET MORDIALLOC
VIC 3195**

Sold Price

^{RS} **\$585,000** ^{UN}

Sold Date

27-Mar-26

 2

 1

 1

Distance

0.07km



**16/122 BEACH ROAD PARKDALE
VIC 3195**

Sold Price

^{RS} **\$600,000**

Sold Date

21-Mar-26

 2

 1

 1

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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