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	19 Bear Street, Mordialloc Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,530,000 Property Type House Suburb Mordialloc

Period - From 01/01/2025 to 31/12/2025 Source REIV

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 six 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	35 Ormond St MORDIALLOC 3195	$1,430,000	17/12/2025
2	10 Francis St MORDIALLOC 3195	$1,420,000	01/12/2025
3			

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 six months.

This Statement of Information was prepared on: 31/01/2026 16:12



3 1 2

Rooms: 7
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending December 2025: $1,530,000

Comparable Properties



35 Ormond St MORDIALLOC 3195 (REI/VG)

3 1 2

Price: $1,430,000
Method: Sold Before Auction
Date: 17/12/2025
Property Type: House (Res)
Land Size: 689 sqm approx

Agent Comments



10 Francis St MORDIALLOC 3195 (REI)

3 1 1

Price: $1,420,000
Method: Private Sale
Date: 01/12/2025
Property Type: House
Land Size: 615 sqm approx

Agent Comments

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 six months.

Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680

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