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	4/403 Nepean Highway, Mordialloc Vic 3195

Indicative selling price

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

Range between $610,000 & $670,000

Median sale price

Median price $735,500 Property Type Unit Suburb Mordialloc

Period - From 01/07/2025 to 30/06/2026 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	2/67 Keith St PARKDALE 3195	$650,000	04/07/2026
2	6/91-93 Mcdonald St MORDIALLOC 3195	$630,000	23/05/2026
3	3/2-4 Keefer St MORDIALLOC 3195	$665,000	23/04/2026

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: 21/07/2026 12:57

4/403 Nepean Highway, Mordialloc Vic 3195



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$610,000 - $670,000
Median Unit Price
Year ending June 2026: $735,500

Comparable Properties



2/67 Keith St PARKDALE 3195 (REI)

2 1 1

Price: $650,000
Method: Auction Sale
Date: 04/07/2026
Property Type: Unit

Agent Comments



6/91-93 Mcdonald St MORDIALLOC 3195 (REI)

2 1 1

Price: $630,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Unit

Agent Comments



3/2-4 Keefer St MORDIALLOC 3195 (REI)

2 1 1

Price: $665,000
Method: Private Sale
Date: 23/04/2026
Property Type: Unit

Agent Comments

Account - Roving Real Estate

REIV THE DIFFERENCE | propertydata.com.au

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