# 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<br>Including suburb and postcode | 18/9-11 Manikato Avenue, Mordialloc VIC 3195 |

## Indicative selling price

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

Range between $950,000 & $995,000

## Median sale price

Median price $708,750 Property Type Unit Suburb Mordialloc

Period - From 11/12/2025 to 10/06/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 8/101 White Street Mordialloc VIC 3195 | $940,000 | 21/04/2026 |
| 2/17 Collocott Street Mordialloc VIC 3195 | $900,000 | 04/05/2026 |
| 1/98-100 Chute Street Mordialloc VIC 3195 | $950,000 | 11/03/2026 |

This Statement of Information was prepared on: 12/06/2026

## Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.