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	41 KERSHAW 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	$1,125,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,240,000	Property type	House	Suburb	Mordialloc
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
43 TULIP GROVE CHELTENHAM VIC 3192	$1,550,000	15-Feb-25
6 GAIL COURT DINGLEY VILLAGE VIC 3172	$1,231,000	10-May-25
21 MACGREGOR STREET PARKDALE VIC 3195	$1,015,000	31-May-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: 23 June 2025

OBrien Real Estate

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43 TULIP GROVE CHELTENHAM VIC 3192

3 1 1

Sold Price **$1,550,000** Sold Date **15-Feb-25**

Distance **5.78km**



6 GAIL COURT DINGLEY VILLAGE VIC 3172

4 2 2

Sold Price RS **$1,231,000** Sold Date **10-May-25**

Distance **3.64km**



21 MACGREGOR STREET PARKDALE VIC 3195

4 1 2

Sold Price RS **$1,015,000** Sold Date **31-May-25**

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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