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	7/5 BEAR 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	$390,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$722,500	Property type	Unit	Suburb	Mordialloc
Period-from	01 Oct 2024	to	30 Sep 2025	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
14/541 MAIN STREET MORDIALLOC VIC 3195	$425,000	30-Aug-25
4/16 MCDONALD STREET MORDIALLOC VIC 3195	$415,000	26-Jul-25
7/6 BEAR STREET MORDIALLOC VIC 3195	$435,000	04-Oct-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: 13 October 2025

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14/541 MAIN STREET MORDIALLOC VIC 3195

1 1 1

Sold Price RS $425,000 Sold Date 30-Aug-25

Distance 0.16km

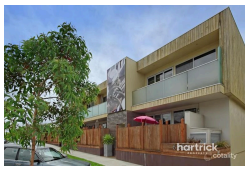


4/16 MCDONALD STREET MORDIALLOC VIC 3195

2 1 1

Sold Price $415,000 Sold Date 26-Jul-25

Distance 0.22km



7/6 BEAR STREET MORDIALLOC VIC 3195

1 1 1

Sold Price RS $435,000 Sold Date 04-Oct-25

Distance 0.05km

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

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