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	5/42 BAY 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	$525,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$692,750	Property type	Unit	Suburb	Mordialloc
Period-from	01 Dec 2024	to	30 Nov 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
116/5 BEAR STREET MORDIALLOC VIC 3195	$515,000	20-Nov-25
5/14 PARKERS ROAD PARKDALE VIC 3195	$525,000	04-Oct-25
9/122 BEACH ROAD PARKDALE VIC 3195	$540,000	18-Sep-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: 09 December 2025

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116/5 BEAR STREET MORDIALLOC VIC 3195

2 1 1

Sold Price RS $515,000 Sold Date 20-Nov-25

Distance 0.87km



5/14 PARKERS ROAD PARKDALE VIC 3195

1 1 1

Sold Price RS $525,000 Sold Date 04-Oct-25

Distance 0.58km



9/122 BEACH ROAD PARKDALE VIC 3195

2 1 -

Sold Price $540,000 Sold Date 18-Sep-25

Distance 1.1km

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

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