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	116/5 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	$480,000	&	$520,000

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
108/5 BEAR STREET MORDIALLOC VIC 3195	$477,000	15-Sep-25
4/6 BEAR STREET MORDIALLOC VIC 3195	$590,000	11-Jun-25
31/538 MAIN STREET MORDIALLOC VIC 3195	$570,000	14-Apr-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: 29 October 2025

Simon Wendt
P 9583 3246
M 0407040706
E simon.wendt@belleproperty.com



108/5 BEAR STREET MORDIALLOC VIC 3195

2 1 1

Sold Price RS **$477,000** Sold Date **15-Sep-25**

Distance **0km**

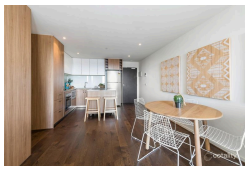


4/6 BEAR STREET MORDIALLOC VIC 3195

2 1 1

Sold Price **$590,000** Sold Date **11-Jun-25**

Distance **0.05km**



31/538 MAIN STREET MORDIALLOC VIC 3195

2 1 1

Sold Price **$570,000** Sold Date **14-Apr-25**

Distance **0.3km**

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

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