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	3/393 NEPEAN HIGHWAY 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	$970,000	&	$1,030,000

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
16/117A MCDONALD STREET MORDIALLOC VIC 3195	$1,085,000	13-Sep-25
11 RECKLESS LANE MORDIALLOC VIC 3195	$990,000	09-Sep-25
3/28 KERSHAW STREET PARKDALE VIC 3195	$1,050,000	07-Jun-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: 30 October 2025

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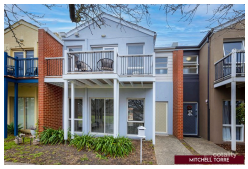


16/117A MCDONALD STREET MORDIALLOC VIC 3195

3 2 2

Sold Price RS $1,085,000 Sold Date 13-Sep-25

Distance 1.17km



11 RECKLESS LANE MORDIALLOC VIC 3195

3 2 2

Sold Price $990,000 Sold Date 09-Sep-25

Distance 1.31km



3/28 KERSHAW STREET PARKDALE VIC 3195

3 2 2

Sold Price $1,050,000 Sold Date 07-Jun-25

Distance 0.54km

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

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