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	14/183 BEACH ROAD 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	$1,400,000	&	$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$722,500	Property type	Unit	Suburb	Mordialloc
Period-from	01 Jan 2025	to	31 Dec 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
3/18 PARKERS ROAD PARKDALE VIC 3195	$1,412,500	15-Oct-25
1/10 BAY STREET MORDIALLOC VIC 3195	$1,425,000	11-Oct-25
19A BIRDWOOD STREET PARKDALE VIC 3195	$1,590,000	13-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: 27 January 2026

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3/18 PARKERS ROAD PARKDALE VIC 3195

3 1 2

Sold Price **$1,412,500** Sold Date **15-Oct-25**

Distance **0.86km**



1/10 BAY STREET MORDIALLOC VIC 3195

3 2 2

Sold Price **$1,425,000** Sold Date **11-Oct-25**

Distance **0.13km**



19A BIRDWOOD STREET PARKDALE VIC 3195

3 2 2

Sold Price **$1,590,000** Sold Date **13-Sep-25**

Distance **1.41km**

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

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