

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

5/5 John Street, Mordialloc Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$730,000

Median sale price

Median price

\$767,500

Property Type

Unit

Suburb

Mordialloc

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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 six 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
1	1/20 Bay St MORDIALLOC 3195	\$750,000	21/05/2025
2	6/212 Beach Rd MORDIALLOC 3195	\$680,000	01/05/2025
3	1/14-16 Warrigal Rd PARKDALE 3195	\$700,000	24/04/2025

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 six months.~~

This Statement of Information was prepared on:

22/07/2025 17:35



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
Year ending June 2025: \$767,500

Comparable Properties



1/20 Bay St MORDIALLOC 3195 (VG)

Agent Comments

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Price: \$750,000
Method: Sale
Date: 21/05/2025
Property Type: Strata Unit/Flat



6/212 Beach Rd MORDIALLOC 3195 (REI/VG)

Agent Comments

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Price: \$680,000
Method: Private Sale
Date: 01/05/2025
Property Type: Unit
Land Size: 79 sqm approx



1/14-16 Warrigal Rd PARKDALE 3195 (REI)

Agent Comments

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Price: \$700,000
Method: Private Sale
Date: 24/04/2025
Property Type: Unit

Account - Barry Plant | P: 03 9586 0500