

# 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

36b Cedric Street, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,665,000

### Median sale price

Median price

\$1,060,000

Property Type

Townhouse

Suburb

Mordialloc

Period - From

16/07/2024

to

15/07/2025

Source

Property Data

### 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	2/163 Beach Rd PARKDALE 3195	\$1,770,000	21/05/2025
2	42a Edmond St PARKDALE 3195	\$1,660,000	29/03/2025
3	2/10 Isabella St PARKDALE 3195	\$1,714,000	22/03/2025

**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:

16/07/2025 10:16






Property Type:  
Agent Comments

Indicative Selling Price  
\$1,665,000  
Median Townhouse Price  
16/07/2024 - 15/07/2025: \$1,060,000

## Comparable Properties






2/163 Beach Rd PARKDALE 3195 (REI) Agent Comments

 3  2  2

Price: \$1,770,000  
Method: Sold Before Auction  
Date: 21/05/2025  
Property Type: Townhouse (Res)






42a Edmond St PARKDALE 3195 (REI/VG) Agent Comments

 4  3  2

Price: \$1,660,000  
Method: Private Sale  
Date: 29/03/2025  
Property Type: Townhouse (Res)  
Land Size: 318 sqm approx



2/10 Isabella St PARKDALE 3195 (REI/VG) Agent Comments

 4  3  2

Price: \$1,714,000  
Method: Auction Sale  
Date: 22/03/2025  
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9586 0500