

## 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

30 TREEBY BOULEVARD MORDIALLOC VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,740,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,390,000

Property type

House

Suburb

Mordialloc

Period-from

01 May 2025

to

30 Apr 2026

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

8B KERSHAW STREET PARKDALE VIC 3195	\$1,740,000	02-Feb-26
20 COORONG CIRCLE WATERWAYS VIC 3195	\$1,730,000	19-Feb-26

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: 25 May 2026

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E [jason.mudford@obrienrealestate.com.au](mailto:jason.mudford@obrienrealestate.com.au)**8B KERSHAW STREET PARKDALE  
VIC 3195**

Sold Price

**\$1,740,000**

Sold Date

**02-Feb-26** 4  3  1

Distance

**1.27km****20 COORONG CIRCLE  
WATERWAYS VIC 3195**

Sold Price

**\$1,730,000**

Sold Date

**19-Feb-26** 5  2  2

Distance

**2.57km**

RS = Recent sale

UN = Undisclosed Sale

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