

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

G02/125 MCDONALD STREET 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

108/119 MCDONALD STREET MORDIALLOC VIC 3195	\$505,000	25-Feb-25
4/44 CEDRIC STREET MORDIALLOC VIC 3195	\$410,000	14-Apr-25
116/5 BEAR STREET MORDIALLOC VIC 3195	\$470,000	25-Mar-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: 18 July 2025

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**108/119 MCDONALD STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price

\$505,000

Sold Date

25-Feb-25

Distance

0.07km



**4/44 CEDRIC STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price

\$410,000

Sold Date

14-Apr-25

Distance

0.46km



**116/5 BEAR STREET MORDIALLOC
VIC 3195**

 2  1  1

Sold Price

\$470,000

Sold Date

25-Mar-25

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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