

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

Single price \$1,650,000

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 09:15



Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000
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



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