

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

11 Bear Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Mordialloc

Period - From 16/03/2025

to

15/03/2026

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	28 James Av ASPENDALE 3195	\$2,050,000	04/03/2026
2	3 Jennifer Av PARKDALE 3195	\$2,010,000	28/02/2026
3	13 Elliot St PARKDALE 3195	\$1,910,000	29/11/2025

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:

16/03/2026 16:51

11 Bear Street, Mordialloc Vic 3195



2 1 2

Property Type: House
Land Size: 395 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,050,000
Median House Price
16/03/2025 - 15/03/2026: \$1,450,000

Comparable Properties



28 James Av ASPENDALE 3195 (REI)

Agent Comments

5 2 2

Price: \$2,050,000
Method: Private Sale
Date: 04/03/2026
Property Type: House



3 Jennifer Av PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$2,010,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 780 sqm approx



13 Elliot St PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,910,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Buxton



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