

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

18/9-11 MANIKATO AVENUE 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

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Mar 2025

to

28 Feb 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

15/5 MANIKATO AVENUE MORDIALLOC VIC 3195	\$1,050,000	02-Oct-25
3/393 NEPEAN HIGHWAY MORDIALLOC VIC 3195	\$1,072,000	18-Nov-25
4/9-11 MANIKATO AVENUE MORDIALLOC VIC 3195	\$1,100,000	08-Jan-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: 15 March 2026



**15/5 MANIKATO AVENUE
MORDIALLOC VIC 3195**

 3  2  2

Sold Price **\$1,050,000** Sold Date **02-Oct-25**

Distance **0.1km**

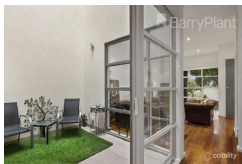


**3/393 NEPEAN HIGHWAY
MORDIALLOC VIC 3195**

 3  2  2

Sold Price **\$1,072,000** Sold Date **18-Nov-25**

Distance **0.98km**



**4/9-11 MANIKATO AVENUE
MORDIALLOC VIC 3195**

 3  2  2

Sold Price ^{RS} **\$1,100,000** Sold Date **08-Jan-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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