

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

20/4 Gipps Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$845,000

Property Type

Unit

Suburb

Mordialloc

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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	6/91-93 Mcdonald St MORDIALLOC 3195	\$630,000	23/05/2026
2	10/121 Mcdonald St MORDIALLOC 3195	\$625,000	05/02/2026
3	6/397 Nepean Hwy MORDIALLOC 3195	\$616,000	17/01/2026

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:

04/06/2026 08:39



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

March quarter 2026: \$845,000

Comparable Properties



6/91-93 McDonald St MORDIALLOC 3195 (REI)

Agent Comments

 2  1  1

Price: \$630,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Unit



10/121 McDonald St MORDIALLOC 3195 (REI/VG)

Agent Comments

 2  1  1

Price: \$625,000

Method: Private Sale

Date: 05/02/2026

Property Type: Apartment



6/397 Nepean Hwy MORDIALLOC 3195 (REI/VG)

Agent Comments

 1  1  2

Price: \$616,000

Method: Auction Sale

Date: 17/01/2026

Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480