

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

26/538 Main Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$656,000

Property Type Unit

Suburb Mordialloc

Period - From 17/06/2025

to

16/06/2026

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	2/25 John St MORDIALLOC 3195	\$585,000	31/03/2026
2	16/122 Beach Rd PARKDALE 3195	\$600,000	21/03/2026
3	10/117 Como Pde.E PARKDALE 3195	\$590,000	14/02/2026

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:

17/06/2026 10:49



2 1 1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

17/06/2025 - 16/06/2026: \$656,000

Comparable Properties



2/25 John St MORDIALLOC 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$585,000

Method: Private Sale

Date: 31/03/2026

Property Type: Apartment



16/122 Beach Rd PARKDALE 3195 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit



10/117 Como Pde.E PARKDALE 3195 (REI)

Agent Comments

2 2 1

Price: \$590,000

Method: Private Sale

Date: 14/02/2026

Property Type: Unit

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