

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

3/9 McDonald Street, Mordialloc Vic 3195

Indicative selling price

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

Range between

\$490,000

&

\$530,000

Median sale price

Median price

\$656,000

Property Type

Unit

Suburb

Mordialloc

Period - From

01/07/2025

to

30/06/2026

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	7/34 Nepean Hwy ASPENDALE 3195	\$502,000	04/04/2026
2	1/1 White St PARKDALE 3195	\$512,000	20/01/2026
3			

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:

01/07/2026 12:54



 2  1 

Rooms: 4
Property Type:
Flat/Unit/Apartment (Res)
Land Size: 1141.509 sqm approx
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
01/07/2025 - 30/06/2026: \$656,000

Comparable Properties



7/34 Nepean Hwy ASPENDALE 3195 (REI/VG)

Agent Comments

 2  1  1

Price: \$502,000
Method: Private Sale
Date: 04/04/2026
Property Type: Apartment



1/1 White St PARKDALE 3195 (REI/VG)

Agent Comments

 2  1  2

Price: \$512,000
Method: Private Sale
Date: 20/01/2026
Property Type: Unit

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.