

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

5/111 ALBERT STREET 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Sep 2025

to

31 Aug 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

4/5 JOHN STREET MORDIALLOC VIC 3195	\$675,000	16-Jul-26
4/403 NEPEAN HIGHWAY MORDIALLOC VIC 3195	\$650,000	18-Aug-26
14/111 BARKLY STREET MORDIALLOC VIC 3195	\$630,000	17-Apr-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: 03 September 2026


4/5 JOHN STREET MORDIALLOC VIC 3195

 2
  1
  1

Sold Price

\$675,000

Sold Date

16-Jul-26

Distance

0.81km

4/403 NEPEAN HIGHWAY MORDIALLOC VIC 3195

 2
  1
  1

Sold Price

^{RS} **\$650,000** ^{UN}

Sold Date

18-Aug-26

Distance

0.98km

14/111 BARKLY STREET MORDIALLOC VIC 3195

 2
  1
  1

Sold Price

\$630,000

Sold Date

17-Apr-26

Distance

0.16km
RS = Recent sale

UN = Undisclosed Sale

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