

# 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

10/121 Mcdonald Street, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Mordialloc

Period - From

01/01/2025

to

31/12/2025

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                              | 3/121 Mcdonald St MORDIALLOC 3195 | \$605,000 | 02/12/2025   |
| 2                              | 7/81 Barkly St MORDIALLOC 3195    | \$590,000 | 12/08/2025   |
| 3                              | 5/25 White St PARKDALE 3195       | \$595,000 | 11/08/2025   |

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:

27/01/2026 19:49

10/121 Mcdonald Street, Mordialloc Vic 3195



2 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

Year ending December 2025: \$750,000

## Comparable Properties



**3/121 Mcdonald St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$605,000

**Method:** Sold Before Auction

**Date:** 02/12/2025

**Property Type:** Apartment



**7/81 Barkly St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 12/08/2025

**Property Type:** Apartment



**5/25 White St PARKDALE 3195 (VG)**

**Agent Comments**

2 - -

**Price:** \$595,000

**Method:** Sale

**Date:** 11/08/2025

**Property Type:** Flat/Unit/Apartment (Res)

**Account** - Ray White - The Bayside Group | P: 03 9584 8288



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