

## 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
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#### Indicative selling price

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

Range between  &

#### Median sale price

Median price <input type="text" value="\$750,000"/>	Property Type <input type="text" value="Unit"/>	Suburb <input type="text" value="Mordialloc"/>
Period - From <input type="text" value="01/01/2025"/>	to <input type="text" value="31/12/2025"/>	Source <input type="text" value="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:



**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



**Price:** \$605,000

**Method:** Sold Before Auction

**Date:** 02/12/2025

**Property Type:** Apartment



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

Agent Comments



**Price:** \$590,000

**Method:** Private Sale

**Date:** 12/08/2025

**Property Type:** Apartment



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

Agent Comments



**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**