

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

103/125 Mcdonald Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$400,000 & \$440,000

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	7/5 Bear St MORDIALLOC 3195	\$416,000	23/10/2025
2	7/6 Bear St MORDIALLOC 3195	\$435,000	03/10/2025
3	02/125 McDonald St MORDIALLOC 3195	\$457,000	22/09/2025

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:

19/02/2026 14:12



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending December 2025: \$750,000

Comparable Properties



7/5 Bear St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$416,000

Method: Private Sale

Date: 23/10/2025

Property Type: Apartment



7/6 Bear St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$435,000

Method: Sold Before Auction

Date: 03/10/2025

Property Type: Apartment



02/125 McDonald St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$457,000

Method: Private Sale

Date: 22/09/2025

Property Type: Unit

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