

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 4/121 Mcdonald Street, Mordialloc Vic 3195

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$717,000

Property Type Unit

Suburb Mordialloc

Period - From 01/04/2025

to 31/03/2026

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	202/55 Barkly St MORDIALLOC 3195	\$425,000	24/03/2026
2	103/125 Mcdonald St MORDIALLOC 3195	\$430,000	18/03/2026
3	7/5 Bear St MORDIALLOC 3195	\$416,000	23/10/2025

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:

09/04/2026 19:15



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$450,000

Median Unit Price

Year ending March 2026: \$717,000

Comparable Properties



202/55 Barkly St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 24/03/2026

Property Type: Apartment



103/125 Mcdonald St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 18/03/2026

Property Type: Apartment



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

Agent Comments



Price: \$416,000

Method: Private Sale

Date: 23/10/2025

Property Type: Apartment

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