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	8/4-6 Edith Street, Mordialloc Vic 3195

Indicative selling price

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

Range between $800,000 & $840,000

Median sale price

Median price $735,500 Property Type Unit Suburb Mordialloc

Period - From 01/07/2025 to 30/06/2026 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	5/3-17 Taylor St PARKDALE 3195	$860,000	25/08/2026
2	2/20 Barkly St MORDIALLOC 3195	$815,000	25/07/2026
3	121a Albert St MORDIALLOC 3195	$845,000	02/05/2026

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: 14/09/2026 14:48



Property Type:
Agent Comments

Indicative Selling Price
$800,000 - $840,000
Median Unit Price
Year ending June 2026: $735,500

Comparable Properties



5/3-17 Taylor St PARKDALE 3195 (REI)

2 | 1 | 3

Price: $860,000
Method: Private Sale
Date: 25/08/2026
Property Type: Unit
Land Size: 200 sqm approx

Agent Comments



2/20 Barkly St MORDIALLOC 3195 (REI)

2 | 1 | 2

Price: $815,000
Method: Private Sale
Date: 25/07/2026
Property Type: Villa

Agent Comments



121a Albert St MORDIALLOC 3195 (REI)

2 | 1 | 2

Price: $845,000
Method: Private Sale
Date: 02/05/2026
Property Type: Villa
Land Size: 202 sqm approx

Agent Comments

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

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