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	9/541 Main Street, Mordialloc Vic 3195

Indicative selling price

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

Single price $420,000

Median sale price

Median price $755,000 Property Type Unit Suburb Mordialloc

Period - From 01/09/2024 to 31/08/2025 Source Property Data

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	4/16 Mcdonald St MORDIALLOC 3195	$415,000	26/07/2025
2	2/1a Spray St PARKDALE 3195	$400,000	18/06/2025
3			

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: 01/09/2025 11:27

9/541 Main Street, Mordialloc Vic 3195

BARRYPLANT



1

Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments

Indicative Selling Price
$420,000
Median Unit Price
01/09/2024 - 31/08/2025: $755,000

Comparable Properties

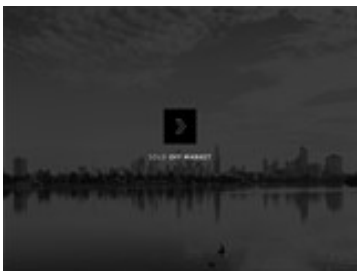


4/16 Mcdonald St MORDIALLOC 3195 (REI)

1 1 1

Price: $415,000
Method: Private Sale
Date: 26/07/2025
Property Type: Unit

Agent Comments



2/1a Spray St PARKDALE 3195 (REI/VG)

1 1 1

Price: $400,000
Method: Private Sale
Date: 18/06/2025
Property Type: Apartment

Agent Comments

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.

Account - Barry Plant | P: 03 9586 0500

REIV THE DIFFERENCE

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