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	5/8 Crown Avenue, Mordialloc Vic 3195

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $755,000 Property Type Unit Suburb Mordialloc

Period - From 19/08/2024 to 18/08/2025 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	19/5-7 Collocott St MORDIALLOC 3195	$611,000	19/07/2025
2	4/6 Bear St MORDIALLOC 3195	$590,000	19/06/2025
3	8/9 Albert St MORDIALLOC 3195	$640,000	09/04/2025

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: 19/08/2025 14:53

5/8 Crown Avenue, Mordialloc Vic 3195

BARRYPLANT



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
19/08/2024 - 18/08/2025: $755,000

Comparable Properties



19/5-7 Collocott St MORDIALLOC 3195 (REI)

2 1 2

Price: $611,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Unit
Land Size: 153 sqm approx

Agent Comments



4/6 Bear St MORDIALLOC 3195 (REI/VG)

2 1 1

Price: $590,000
Method: Private Sale
Date: 19/06/2025
Property Type: Apartment

Agent Comments



8/9 Albert St MORDIALLOC 3195 (REI/VG)

2 1 1

Price: $640,000
Method: Private Sale
Date: 09/04/2025
Property Type: Unit
Land Size: 120 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9586 0500

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