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	36B Cedric Street, Mordialloc Vic 3195

Indicative selling price

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

Single price $1,645,000

Median sale price

Median price $1,040,000 Property Type Townhouse Suburb Mordialloc

Period - From 21/08/2024 to 20/08/2025 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	1/16 Robert St PARKDALE 3195	$1,725,000	14/06/2025
2	42a Edmond St PARKDALE 3195	$1,660,000	29/03/2025
3	2/10 Isabella St PARKDALE 3195	$1,714,000	22/03/2025

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: 21/08/2025 13:31

36B Cedric Street, Mordialloc Vic 3195

BARRYPLANT



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 322 sqm approx

Agent Comments

Indicative Selling Price
$1,645,000
Median Townhouse Price
21/08/2024 - 20/08/2025: $1,040,000

Comparable Properties



1/16 Robert St PARKDALE 3195 (VG)

4 - -

Price: $1,725,000
Method: Sale
Date: 14/06/2025
Property Type: Strata Unit/Flat

Agent Comments



42a Edmond St PARKDALE 3195 (REI/VG)

4 3 2

Price: $1,660,000
Method: Private Sale
Date: 29/03/2025
Property Type: Townhouse (Res)
Land Size: 318 sqm approx

Agent Comments



2/10 Isabella St PARKDALE 3195 (REI/VG)

4 3 2

Price: $1,714,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9586 0500

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