

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

34 Kokoda Place, Mordialloc Vic 3195

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,060,000

Property Type Townhouse

Suburb Mordialloc

Period - From 19/12/2024

to

18/12/2025

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	11/115-117 McDonald St MORDIALLOC 3195	\$970,000	20/11/2025
2	34a Barkly St MORDIALLOC 3195	\$1,000,000	15/11/2025
3	13 Mccaffery Pl MORDIALLOC 3195	\$1,030,000	13/10/2025

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:

19/12/2025 11:49



Property Type: House - Attached
House N.E.C.
Land Size: 115 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Townhouse Price
19/12/2024 - 18/12/2025: \$1,060,000

Comparable Properties



11/115-117 McDonald St MORDIALLOC 3195 (REI) **Agent Comments**



Price: \$970,000
Method: Private Sale
Date: 20/11/2025
Property Type: Townhouse (Single)
Land Size: 120 sqm approx



34a Barkly St MORDIALLOC 3195 (REI) **Agent Comments**



Price: \$1,000,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)



13 McCaffery PI MORDIALLOC 3195 (VG) **Agent Comments**



Price: \$1,030,000
Method: Sale
Date: 13/10/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9586 0500