

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 34 Kokoda Place, Mordialloc Vic 3195
Including suburb and postcode

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 PI 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



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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)



3



2



1

Price: \$970,000

Method: Private Sale

Date: 20/11/2025

Property Type: Townhouse (Single)

Land Size: 120 sqm approx

Agent Comments



34a Barkly St MORDIALLOC 3195 (REI)



3



2



2

Price: \$1,000,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)

Agent Comments



13 McCaffery PI MORDIALLOC 3195 (VG)



4



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Price: \$1,030,000

Method: Sale

Date: 13/10/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Barry Plant | P: 03 9586 0500