

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 6/124 White Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$995,000 Property Type Townhouse Suburb Mordialloc

Period - From 24/02/2025 to 23/02/2026 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	14 Kokoda PI MORDIALLOC 3195	\$865,000	23/01/2026
2	78c Albert St MORDIALLOC 3195	\$830,000	05/12/2025
3	2a Willmott St ASPENDALE 3195	\$863,500	25/09/2025

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: 24/02/2026 13:47



Property Type: Land

Land Size: 122 sqm approx

Agent Comments

Comparable Properties



14 Kokoda PI MORDIALLOC 3195 (REI)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 23/01/2026

Property Type: Townhouse (Single)



78c Albert St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 05/12/2025

Property Type: Townhouse (Single)



2a Willmott St ASPENDALE 3195 (REI/VG)

Agent Comments



Price: \$863,500

Method: Private Sale

Date: 25/09/2025

Property Type: Townhouse (Single)

Land Size: 301 sqm approx

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