

## 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

4/6 BEAR STREET MORDIALLOC VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 108/119 MCDONALD STREET MORDIALLOC VIC 3195 | \$505,000 | 25-Feb-25 |
| 6/25 NEPEAN HIGHWAY ASPENDALE VIC 3195      | \$550,000 | 18-Feb-25 |
| 31/538 MAIN STREET MORDIALLOC VIC 3195      | \$570,000 | 14-Apr-25 |

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 6 months.~~

This Statement of Information was prepared on: 04 June 2025



**108/119 MCDONALD STREET  
MORDIALLOC VIC 3195**

 2  1  1

Sold Price

**\$505,000**

Sold Date

**25-Feb-25**

Distance

**1.06km**



**6/25 NEPEAN HIGHWAY  
ASPENDALE VIC 3195**

 1  1  1

Sold Price

**\$550,000**

Sold Date

**18-Feb-25**

Distance

**0.72km**



**31/538 MAIN STREET  
MORDIALLOC VIC 3195**

 2  1  1

Sold Price

**\$570,000**

Sold Date

**14-Apr-25**

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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