

# 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 52a Cedric Street, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Mordialloc

Period - From 26/03/2025 to 25/03/2026 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	10a Gainsborough Rd MENTONE 3194	\$1,460,000	20/12/2025
2	2/6 Cherrington Ct PARKDALE 3195	\$1,505,000	07/11/2025
3			

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: 26/03/2026 11:38



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**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

26/03/2025 - 25/03/2026: \$1,450,000

## Comparable Properties



**10a Gainsborough Rd MENTONE 3194 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,460,000

**Method:** Private Sale

**Date:** 20/12/2025

**Property Type:** Townhouse (Res)



**2/6 Cherrington Ct PARKDALE 3195 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,505,000

**Method:** Sold Before Auction

**Date:** 07/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 307 sqm approx

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.

**Account - Hodges** | P: 03 95846500 | F: 03 95848216