

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

56 KOKODA PLACE MORDIALLOC VIC 3195

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

3/80A ALBERT STREET MORDIALLOC VIC 3195	\$797,000	08-Nov-25
2/384 NEPEAN HIGHWAY PARKDALE VIC 3195	\$732,000	01-Jul-25
201/55 BARKLY STREET MORDIALLOC VIC 3195	\$725,000	28-Jun-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.~~

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**3/80A ALBERT STREET
 MORDIALLOC VIC 3195**

2 2 1

Sold Price **\$797,000** Sold Date **08-Nov-25**

Distance **0.06km**



**2/384 NEPEAN HIGHWAY
 PARKDALE VIC 3195**

2 2 1

Sold Price **\$732,000** Sold Date **01-Jul-25**

Distance **1.82km**



**201/55 BARKLY STREET
 MORDIALLOC VIC 3195**

2 2 1

Sold Price **\$725,000** Sold Date **28-Jun-25**

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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