

## 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

18/9-11 MANIKATO AVENUE MORDIALLOC VIC 3195

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$995,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 May 2025

to

30 Apr 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

1/98-100 CHUTE STREET MORDIALLOC VIC 3195	\$950,000	11-Mar-26
5/1A EDWARD STREET MORDIALLOC VIC 3195	\$985,000	24-Jan-26
3/12 WARATAH AVENUE MORDIALLOC VIC 3195	\$1,000,000	30-Mar-26

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: 10 May 2026


**1/98-100 CHUTE STREET  
MORDIALLOC VIC 3195**
 3  2  2

 Sold Price **\$950,000** Sold Date **11-Mar-26**

 Distance **0.12km**

**5/1A EDWARD STREET  
MORDIALLOC VIC 3195**
 2  2  2

 Sold Price **\$985,000** Sold Date **24-Jan-26**

 Distance **0.1km**

**3/12 WARATAH AVENUE  
MORDIALLOC VIC 3195**
 3  2  2

 Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **30-Mar-26**

 Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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