

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

1/555 Main Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Mordialloc

Period - From 14/10/2024

to

13/10/2025

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	7/81 Barkly St MORDIALLOC 3195	\$590,000	12/08/2025
2	19/5-7 Collocott St MORDIALLOC 3195	\$611,000	19/07/2025
3	204/71 Barkly St MORDIALLOC 3195	\$650,000	06/06/2025

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:

14/10/2025 14:32



2
 1
 1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

14/10/2024 - 13/10/2025: \$640,000

Comparable Properties



7/81 Barkly St MORDIALLOC 3195 (REI)

Agent Comments

2
 2
 1

Price: \$590,000

Method: Private Sale

Date: 12/08/2025

Property Type: Apartment



19/5-7 Collocott St MORDIALLOC 3195 (REI)

Agent Comments

2
 1
 2

Price: \$611,000

Method: Auction Sale

Date: 19/07/2025

Property Type: Unit

Land Size: 153 sqm approx



204/71 Barkly St MORDIALLOC 3195 (REI/VG)

Agent Comments

2
 1
 1

Price: \$650,000

Method: Private Sale

Date: 06/06/2025

Property Type: Apartment