

# 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

17/5 Collocott 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

\$600,000

&

\$650,000

### Median sale price

Median price

\$654,000

Property Type

Unit

Suburb

Mordialloc

Period - From

03/07/2024

to

02/07/2025

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	8/9 Albert St MORDIALLOC 3195	\$640,000	09/04/2025
2	4/4 Gipps Av MORDIALLOC 3195	\$619,000	09/04/2025
3	5/24 Bear St MORDIALLOC 3195	\$668,008	05/04/2025

**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:

03/07/2025 11:43



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**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 127 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
03/07/2024 - 02/07/2025: \$654,000

## Comparable Properties



**8/9 Albert St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 09/04/2025  
**Property Type:** Unit  
**Land Size:** 120 sqm approx



**4/4 Gipps Av MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

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**Price:** \$619,000  
**Method:** Private Sale  
**Date:** 09/04/2025  
**Property Type:** Unit



**5/24 Bear St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

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**Price:** \$668,008  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** Unit

**Account - Barry Plant | P: 03 9586 0500**