

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

2/32 ORMOND STREET 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

\$559,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Sep 2025

to

31 Aug 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

8/111 BARKLY STREET MORDIALLOC VIC 3195	\$520,000	22-Jul-26
11/75 BARKLY STREET MORDIALLOC VIC 3195	\$510,000	30-May-26
4/23 KEILLER AVENUE PARKDALE VIC 3195	\$550,000	21-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: 07 September 2026



8/111 BARKLY STREET MORDIALLOC VIC 3195

1 1 1

Sold Price **\$520,000** Sold Date **22-Jul-26**

Distance **0.49km**



11/75 BARKLY STREET MORDIALLOC VIC 3195

1 1 1

Sold Price **\$510,000** Sold Date **30-May-26**

Distance **0.36km**



4/23 KEILLER AVENUE PARKDALE VIC 3195

1 1 1

Sold Price **\$550,000** Sold Date **21-Mar-26**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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