Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address	4/75 Barkly Street, Mordialloc Vic 3195
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$650,000	Pro	perty Type	Jnit		Suburb	Mordialloc
Period - From	01/07/2025	to	30/09/2025	S	ource	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	5/8 Crown Av MORDIALLOC 3195	\$633,000	20/09/2025
2	2/11 Collocott St MORDIALLOC 3195	\$650,000	23/08/2025
3	19/5-7 Collocott St MORDIALLOC 3195	\$611,000	19/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/11/2025 20:40









Property Type: Villa **Agent Comments**

Indicative Selling Price \$600,000 - \$630,000 **Median Unit Price** September quarter 2025: \$650,000

Comparable Properties

5/8 Crown Av MORDIALLOC 3195 (REI/VG)





Agent Comments

Price: \$633,000 Method: Auction Sale Date: 20/09/2025 Property Type: Unit



2/11 Collocott St MORDIALLOC 3195 (REI/VG)

2







Agent Comments

Price: \$650,000 Method: Auction Sale Date: 23/08/2025 Property Type: Unit



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





Price: \$611,000 Method: Auction Sale Date: 19/07/2025 Property Type: Unit

Land Size: 153 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9586 0500





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