

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

5/107-109 BARKLY 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

\$735,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 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

7/3 MANIKATO AVENUE MORDIALLOC VIC 3195	\$715,000	19-Jan-26
4/407 NEPEAN HIGHWAY MORDIALLOC VIC 3195	\$722,000	14-Feb-26
4/410 NEPEAN HIGHWAY PARKDALE VIC 3195	\$780,000	25-Feb-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: 13 May 2026



**7/3 MANIKATO AVENUE
MORDIALLOC VIC 3195**

 2  1  1

Sold Price **\$715,000** Sold Date **19-Jan-26**

Distance **0.79km**



**4/407 NEPEAN HIGHWAY
MORDIALLOC VIC 3195**

 2  1  1

Sold Price **\$722,000** Sold Date **14-Feb-26**

Distance **0.9km**



**4/410 NEPEAN HIGHWAY
PARKDALE VIC 3195**

 2  1  1

Sold Price **\$780,000** Sold Date **25-Feb-26**

Distance **1.49km**

RS = Recent sale **UN** = Undisclosed Sale

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