

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

9/17 COLLOCOTT 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

\$975,000

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

1/17 COLLOCOTT STREET MORDIALLOC VIC 3195	\$1,135,000	15-May-26
10/17 COLLOCOTT STREET MORDIALLOC VIC 3195	\$1,060,000	15-May-26
2/17 COLLOCOTT STREET MORDIALLOC VIC 3195	\$900,000	06-May-26

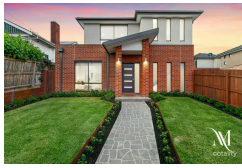
OR

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: 21 September 2026



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**1/17 COLLOCOTT STREET
MORDIALLOC VIC 3195**

3 2 2

Sold Price **\$1,135,000** Sold Date **15-May-26**

Distance **0km**

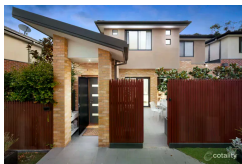


**10/17 COLLOCOTT STREET
MORDIALLOC VIC 3195**

4 2 2

Sold Price **\$1,060,000** Sold Date **15-May-26**

Distance **0km**



**2/17 COLLOCOTT STREET
MORDIALLOC VIC 3195**

3 2 2

Sold Price **\$900,000** Sold Date **06-May-26**

Distance **0km**

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

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