

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

or range
between

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Aug 2025

to

31 Jul 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

3/9 WOODS AVENUE MORDIALLOC VIC 3195	1090000	02-Apr-26
1/17 COLLOCOTT STREET MORDIALLOC VIC 3195	1135000	15-May-26
10/17 COLLOCOTT STREET MORDIALLOC VIC 3195	1060000	14-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: 08 August 2026



**3/9 WOODS AVENUE
MORDIALLOC VIC 3195**

 4  2  2

Sold Price **1090000** Sold Date **02-Apr-26**

Distance **0.54km**



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

 3  2  2

Sold Price **1135000** Sold Date **15-May-26**

Distance **0.05km**



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

 4  2  2

Sold Price ^{RS} **1060000** ^{UN} Sold Date **14-May-26**

Distance **0.01km**

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

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