

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

10/17 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Apr 2025

to

31 Mar 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

3/393 NEPEAN HIGHWAY MORDIALLOC VIC 3195	\$1,072,000	18-Nov-25
13 MCCAFFERY PLACE MORDIALLOC VIC 3195	\$1,030,000	13-Oct-25
1/33 BARKLY STREET MORDIALLOC VIC 3195	\$1,290,000	27-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: 09 April 2026



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**3/393 NEPEAN HIGHWAY
MORDIALLOC VIC 3195**

3 2 2

Sold Price **\$1,072,000** Sold Date **18-Nov-25**

Distance **0.47km**



**13 MCCAFFERY PLACE
MORDIALLOC VIC 3195**

4 2 2

Sold Price **\$1,030,000** Sold Date **13-Oct-25**

Distance **0.59km**



**1/33 BARKLY STREET
MORDIALLOC VIC 3195**

3 2 2

Sold Price **\$1,290,000** Sold Date **27-Feb-26**

Distance **0.2km**

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

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