

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

16/42 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

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

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

5/42 BARKLY STREET MORDIALLOC VIC 3195	\$508,000	25-Feb-26
4/42 RENNISON STREET PARKDALE VIC 3195	\$585,000	25-Nov-25
4/121 MCDONALD STREET MORDIALLOC VIC 3195	\$512,000	23-Apr-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.~~

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**5/42 BARKLY STREET
MORDIALLOC VIC 3195**

1 1 1

Sold Price **\$508,000** Sold Date **25-Feb-26**

Distance **0km**



**4/42 RENNISON STREET
PARKDALE VIC 3195**

1 1 1

Sold Price **\$585,000** Sold Date **25-Nov-25**

Distance **0.76km**



**4/121 MCDONALD STREET
MORDIALLOC VIC 3195**

1 1 1

Sold Price ^{RS} **\$512,000** Sold Date **23-Apr-26**

Distance **1.04km**

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

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