

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

8/75 Barkly Street, Mordialloc Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$640,000

Median sale price

Median price \$717,000

Property Type Unit

Suburb Mordialloc

Period - From 01/04/2025

to

31/03/2026

Source REIV

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 six 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	14/111 Barkly St MORDIALLOC 3195	\$630,000	17/04/2026
2	3/214 Beach Rd MORDIALLOC 3195	\$642,500	16/04/2026
3	1/11 Collocott St MORDIALLOC 3195	\$640,000	28/03/2026

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 six months.~~

This Statement of Information was prepared on:

01/07/2026 13:29



Property Type:
Divorce/Estate/Family Transfers
Land Size: 126 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$640,000
Median Unit Price
Year ending March 2026: \$717,000

Comparable Properties



14/111 Barkly St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$630,000
Method: Sold Before Auction
Date: 17/04/2026
Property Type: Unit

3/214 Beach Rd MORDIALLOC 3195 (REI)

Agent Comments



Price: \$642,500
Method: Private Sale
Date: 16/04/2026
Property Type: Unit



1/11 Collocott St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 28/03/2026
Property Type: Unit