

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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,750

Property type

Unit

Suburb

Mordialloc

Period-from

01 Jun 2025

to

31 May 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	14-May-26
10/17 COLLOCOTT STREET MORDIALLOC VIC 3195	\$1,060,000	14-May-26
4/9-11 MANIKATO AVENUE MORDIALLOC VIC 3195	\$1,100,000	09-Jan-26

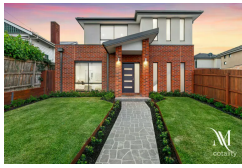
OR

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

3 2 2

Sold Price ^{RS} **\$1,135,000** Sold Date **14-May-26**

Distance **0km**

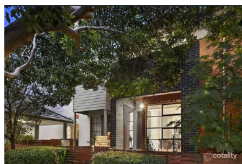


**10/17 COLLOCOTT STREET
MORDIALLOC VIC 3195**

4 2 2

Sold Price ^{RS} **\$1,060,000** ^{UN} Sold Date **14-May-26**

Distance **0km**



**4/9-11 MANIKATO AVENUE
MORDIALLOC VIC 3195**

3 2 2

Sold Price **\$1,100,000** Sold Date **09-Jan-26**

Distance **0.51km**

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

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