

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

5/107-109 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

\$690,000

&

\$750,000

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

4/407 NEPEAN HIGHWAY MORDIALLOC VIC 3195	\$722,000	14-Feb-26
7/555 MAIN STREET MORDIALLOC VIC 3195	\$750,000	08-Nov-25
2/104 CHUTE STREET MORDIALLOC VIC 3195	\$800,000	14-Mar-26

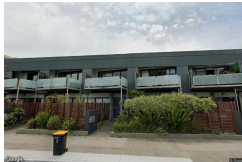
OR

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: 14 April 2026


**4/407 NEPEAN HIGHWAY
MORDIALLOC VIC 3195**
 2
  1
  1

 Sold Price **\$722,000** Sold Date **14-Feb-26**

 Distance **0.9km**

**7/555 MAIN STREET MORDIALLOC
VIC 3195**
 2
  1
  2

 Sold Price **\$750,000** Sold Date **08-Nov-25**

 Distance **0.29km**

**2/104 CHUTE STREET
MORDIALLOC VIC 3195**
 2
  1
  1

 Sold Price ^{RS} **\$800,000** Sold Date **14-Mar-26**

 Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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