

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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

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

4/407 NEPEAN HIGHWAY MORDIALLOC VIC 3195	\$722,000	14-Feb-26
4/410 NEPEAN HIGHWAY PARKDALE VIC 3195	\$780,000	25-Feb-26
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: 09 May 2026


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

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

 Distance **0.9km**

**4/410 NEPEAN HIGHWAY
PARKDALE VIC 3195**
 2
  1
  1

 Sold Price **\$780,000** Sold Date **25-Feb-26**

 Distance **1.49km**

**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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