

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

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Sep 2025

to

31 Aug 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

37/103-105 BARKLY STREET MORDIALLOC VIC 3195	\$715,000	13-Apr-26
20/4 GIPPS AVENUE MORDIALLOC VIC 3195	\$717,000	27-Jun-26
4/1 ASHMORE AVENUE MORDIALLOC VIC 3195	\$735,000	08-Jul-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: 02 September 2026


**37/103-105 BARKLY STREET
MORDIALLOC VIC 3195**

 2
  1
  1

Sold Price

\$715,000

Sold Date

13-Apr-26

Distance

0.04km

**20/4 GIPPS AVENUE MORDIALLOC
VIC 3195**

 2
  1
  1

Sold Price

\$717,000

Sold Date

27-Jun-26

Distance

0.34km

**4/1 ASHMORE AVENUE
MORDIALLOC VIC 3195**

 2
  1
  1

Sold Price

\$735,000

Sold Date

08-Jul-26

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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