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	1/11 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	$600,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$727,500	Property type	Unit	Suburb	Mordialloc
Period-from	01 Mar 2025	to	28 Feb 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
4/75 BARKLY STREET MORDIALLOC VIC 3195	$603,000	25-Nov-25
2/1-3 JAMES STREET MORDIALLOC VIC 3195	$656,000	09-Nov-25
3/19 GIPPS AVENUE MORDIALLOC VIC 3195	$695,000	01-Nov-25

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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4/75 BARKLY STREET MORDIALLOC VIC 3195

2 1 1

Sold Price **$603,000** Sold Date **25-Nov-25**

Distance **0.48km**



2/1-3 JAMES STREET MORDIALLOC VIC 3195

2 1 1

Sold Price **$656,000** Sold Date **09-Nov-25**

Distance **0.68km**



3/19 GIPPS AVENUE MORDIALLOC VIC 3195

2 1 1

Sold Price **$695,000** Sold Date **01-Nov-25**

Distance **0.95km**

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

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