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<br>Including suburb and postcode | 17A 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 | $1,500,000 | & | $1,600,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $728,750 | Property type | Unit | Suburb | Mordialloc |
| Period-from | 01 Jun 2024 | to | 31 May 2025 | Source | Corelogic |

## 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 |
|---|---|---|
| 44 BARKLY STREET MORDIALLOC VIC 3195 | $1,605,000 | 28-May-25 |
| 84 BARKLY STREET MORDIALLOC VIC 3195 | $1,610,000 | 04-May-13 |
| 2 COLLOCOTT STREET MORDIALLOC VIC 3195 | $1,915,000 | 24-May-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.~~

This Statement of Information was prepared on: 11 June 2025

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**44 BARKLY STREET MORDIALLOC VIC 3195**

4 1 2

Sold Price RS **$1,605,000** UN

Sold Date **28-May-25**

Distance **0.38km**



**84 BARKLY STREET MORDIALLOC VIC 3195**

3 1 1

Sold Price **$1,610,000**

Sold Date **04-May-13**

Distance **0.89km**



**2 COLLOCOTT STREET MORDIALLOC VIC 3195**

4 2 2

Sold Price RS **$1,915,000**

Sold Date **24-May-25**

Distance **0.17km**

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

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