

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$620,000

&

\$670,000

Median sale price

Median price

\$775,352

Property Type

Unit

Suburb

MORDIALLOC, VIC 3195

Period - From

10/25

to

03/26

Source

Cotality

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

\$772,000

14/02/26

3/19 GIPPS AVENUE, MORDIALLOC

\$695,000

01/11/25

3/94 MCDONALD STREET, MORDIALLOC

\$717,000

25/10/25

This Statement of Information was prepared on: 3/03/2026