

# 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

104/71 Barkly Street, Mordialloc Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$668,008 Property Type Unit Suburb Mordialloc

Period - From 20/01/2025 to 19/01/2026 Source Property Data

### 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 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
1	211/90 White St MORDIALLOC 3195	\$655,000	05/12/2025
2	3/121 Mcdonald St MORDIALLOC 3195	\$605,000	02/12/2025
3	1/555 Main St MORDIALLOC 3195	\$640,000	06/11/2025

**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 six months.~~

This Statement of Information was prepared on:

20/01/2026 09:42

104/71 Barkly Street, Mordialloc Vic 3195



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

20/01/2025 - 19/01/2026: \$668,008

## Comparable Properties



**211/90 White St MORDIALLOC 3195 (REI/VG)**

Agent Comments



**Price:** \$655,000

**Method:** Private Sale

**Date:** 05/12/2025

**Property Type:** Apartment

**Land Size:** 2134 sqm approx



**3/121 Mcdonald St MORDIALLOC 3195 (REI/VG)**

Agent Comments



**Price:** \$605,000

**Method:** Sold Before Auction

**Date:** 02/12/2025

**Property Type:** Apartment



**1/555 Main St MORDIALLOC 3195 (REI)**

Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 06/11/2025

**Property Type:** Apartment

Account - Roving Real Estate



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