

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

8/75 Barkly Street, Mordialloc Vic 3195

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$735,500

Property Type

Unit

Suburb

Mordialloc

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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	11/4 Gipps Av MORDIALLOC 3195	\$580,000	26/05/2026
2	6/91-93 Mcdonald St MORDIALLOC 3195	\$630,000	23/05/2026
3	14/111 Barkly St MORDIALLOC 3195	\$630,000	17/04/2026

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:

13/08/2026 12:12



 2
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Property Type: Unit
Agent Comments

Indicative Selling Price

\$590,000

Median Unit Price

Year ending June 2026: \$735,500

Comparable Properties

11/4 Gipps Av MORDIALLOC 3195 (VG)

Agent Comments

 2
  -
  -

Price: \$580,000

Method: Sale

Date: 26/05/2026

Property Type: Flat/Unit/Apartment (Res)



6/91-93 McDonald St MORDIALLOC 3195 (REI)

Agent Comments

 2
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  1

Price: \$630,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Unit



14/111 Barkly St MORDIALLOC 3195 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$630,000

Method: Sold Before Auction

Date: 17/04/2026

Property Type: Unit