

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

106/55 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Oct 2024

to

30 Sep 2025

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

108/71 BARKLY STREET MORDIALLOC VIC 3195	\$620,000	30-May-25
204/71 BARKLY STREET MORDIALLOC VIC 3195	\$650,000	03-Jun-25
8/437 MAIN STREET MORDIALLOC VIC 3195	\$670,000	02-Jun-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: 27 October 2025

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**108/71 BARKLY STREET
MORDIALLOC VIC 3195**

 2  1  -

Sold Price **\$620,000** Sold Date **30-May-25**

Distance **0.2km**



**204/71 BARKLY STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price **\$650,000** Sold Date **03-Jun-25**

Distance **0.2km**



**8/437 MAIN STREET MORDIALLOC
VIC 3195**

 2  1  1

Sold Price **\$670,000** Sold Date **02-Jun-25**

Distance **0.27km**

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

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