

## 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

8/81 BARKLY STREET MORDIALLOC VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$589,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Mar 2024

to

28 Feb 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 4/35 CHILDERS STREET MENTONE VIC 3194       | \$585,000 | 14-Aug-24 |
| 203/125 MCDONALD STREET MORDIALLOC VIC 3195 | \$595,000 | 03-Jul-24 |
| 10/81 BARKLY STREET MORDIALLOC VIC 3195     | \$614,000 | 10-Oct-24 |

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: 29 March 2025


**4/35 CHILDERS STREET MENTONE  
VIC 3194**
 2  2  1

Sold Price

**\$585,000**

Sold Date

**14-Aug-24**

Distance

**3.02km**

**203/125 MCDONALD STREET  
MORDIALLOC VIC 3195**
 2  2  1

Sold Price

**\$595,000**

Sold Date

**03-Jul-24**

Distance

**0.97km**

**10/81 BARKLY STREET  
MORDIALLOC VIC 3195**
 2  2  1

Sold Price

**\$614,000**

Sold Date

**10-Oct-24**

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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