

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

3/15-17 JOHN 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

Unit

Suburb

Mordialloc

Period-from

01 Sep 2025

to

31 Aug 2026

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

16/42 BARKLY STREET MORDIALLOC VIC 3195	\$500,000	13-Jun-26
8/111 BARKLY STREET MORDIALLOC VIC 3195	\$520,000	22-Jul-26
5/121 MCDONALD STREET MORDIALLOC VIC 3195	\$520,000	14-Jul-26

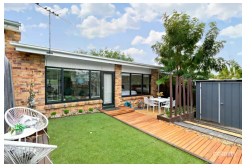
OR

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.~~

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**16/42 BARKLY STREET
MORDIALLOC VIC 3195**

1 1 1

Sold Price **\$500,000** Sold Date **13-Jun-26**

Distance **0.29km**



**8/111 BARKLY STREET
MORDIALLOC VIC 3195**

1 1 1

Sold Price **\$520,000** Sold Date **22-Jul-26**

Distance **0.76km**



**5/121 MCDONALD STREET
MORDIALLOC VIC 3195**

1 1 1

Sold Price Sold Date **14-Jul-26**

Distance **1.33km**

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

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