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: 204/71 Barkly Street, Mordialloc Vic 3195

Indicative selling price

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

Range between $620,000 & $660,000

Median sale price

Median price $780,000 Property Type Unit Suburb Mordialloc

Period - From 07/03/2024 to 06/03/2025 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	108/55 Barkly St MORDIALLOC 3195	$690,500	06/03/2025
2	8/167 beach Rd PARKDALE 3195	$660,000	19/01/2025
3	103/71 Barkly St MORDIALLOC 3195	$670,000	12/11/2024

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: 07/03/2025 13:15

204/71 Barkly Street, Mordialloc Vic 3195



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$620,000 - $660,000
Median Unit Price
07/03/2024 - 06/03/2025: $780,000

Comparable Properties



108/55 Barkly St MORDIALLOC 3195 (REI)

2 2 2

Agent Comments

Price: $690,500
Method: Private Sale
Date: 06/03/2025
Property Type: Apartment



8/167 beach Rd PARKDALE 3195 (REI)

2 1 1

Agent Comments

Price: $660,000
Method: Private Sale
Date: 19/01/2025
Property Type: Apartment

103/71 Barkly St MORDIALLOC 3195 (VG)

2 - -

Agent Comments

Price: $670,000
Method: Sale
Date: 12/11/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Roving Real Estate

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