

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

1/11 COLLOCOTT 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

\$718,500

Property type

Unit

Suburb

Mordialloc

Period-from

01 Feb 2025

to

31 Jan 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

4/75 BARKLY STREET MORDIALLOC VIC 3195	\$603,000	25-Nov-25
2/1-3 JAMES STREET MORDIALLOC VIC 3195	\$656,000	09-Nov-25
3/19 GIPPS AVENUE MORDIALLOC VIC 3195	\$695,000	01-Nov-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: 23 February 2026


**4/75 BARKLY STREET
MORDIALLOC VIC 3195**
 2  1  1

Sold Price

\$603,000

Sold Date

25-Nov-25

Distance

0.48km

**2/1-3 JAMES STREET MORDIALLOC
VIC 3195**
 2  1  1

Sold Price

\$656,000

Sold Date

09-Nov-25

Distance

0.68km

**3/19 GIPPS AVENUE MORDIALLOC
VIC 3195**
 2  1  1

Sold Price

\$695,000

Sold Date

01-Nov-25

Distance

0.95km
RS = Recent sale

UN = Undisclosed Sale

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