

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

1/15-17 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

\$600,000

&

\$650,000

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
3/121 MCDONALD STREET MORDIALLOC VIC 3195	\$605,000	02-Dec-25
10/121 MCDONALD STREET MORDIALLOC VIC 3195	\$625,000	05-Feb-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.~~

This Statement of Information was prepared on: 10 February 2026

Kristy Trisca

M 0432601725

E kristy.trisca@obrienrealestate.com.au



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

 2  1  1

Sold Price **\$603,000** Sold Date **25-Nov-25**

Distance **0.53km**



**3/121 MCDONALD STREET
MORDIALLOC VIC 3195**

 2  1  2

Sold Price **\$605,000** Sold Date **02-Dec-25**

Distance **1.34km**



**10/121 MCDONALD STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price ^{RS} **\$625,000** Sold Date **05-Feb-26**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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