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	11/75 Barkly Street, Mordialloc Vic 3195

Indicative selling price

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

Range between $505,000 & $540,000

Median sale price

Median price $732,500 Property Type Unit Suburb Mordialloc

Period - From 29/05/2025 to 28/05/2026 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	4/121 Mcdonald St MORDIALLOC 3195	$512,000	23/04/2026
2	5/42 Barkly St MORDIALLOC 3195	$508,000	25/02/2026
3	11/38-40 Rennison St PARKDALE 3195	$530,000	09/01/2026

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: 29/05/2026 14:57

11/75 Barkly Street, Mordialloc Vic 3195

BARRYPLANT

1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$505,000 - $540,000
Median Unit Price
29/05/2025 - 28/05/2026: $732,500

Comparable Properties

4/121 Mcdonald St MORDIALLOC 3195 (REI)

1 1 1

Price: $512,000
Method: Auction Sale
Date: 23/04/2026
Property Type: Apartment
Land Size: 1313 sqm approx

Agent Comments

5/42 Barkly St MORDIALLOC 3195 (REI/VG)

1 1 1

Price: $508,000
Method: Private Sale
Date: 25/02/2026
Property Type: Unit

Agent Comments

11/38-40 Rennison St PARKDALE 3195 (REI)

1 1 1

Price: $530,000
Method: Private Sale
Date: 09/01/2026
Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9586 0500

REIV THE DIFFERENCE

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