

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

10/6 Bear Street, Mordialloc Vic 3195

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$656,000

Property Type Unit

Suburb Mordialloc

Period - From 03/07/2025

to

02/07/2026

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	G1/71 Barkly St MORDIALLOC 3195	\$695,000	23/04/2026
2	14/111 Barkly St MORDIALLOC 3195	\$630,000	17/04/2026
3	7/122 Beach Rd PARKDALE 3195	\$620,000	30/03/2026

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:

03/07/2026 13:56



 2
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

03/07/2025 - 02/07/2026: \$656,000

Comparable Properties

G1/71 Barkly St MORDIALLOC 3195 (VG)

Agent Comments

 2
  -
  -

Price: \$695,000

Method: Sale

Date: 23/04/2026

Property Type: Flat/Unit/Apartment (Res)



14/111 Barkly St MORDIALLOC 3195 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$630,000

Method: Sold Before Auction

Date: 17/04/2026

Property Type: Unit



7/122 Beach Rd PARKDALE 3195 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$620,000

Method: Sold Before Auction

Date: 30/03/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500