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

99 Barkly Street, Mordialloc Vic 3195

Indicative selling price

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

Range between $1,800,000 & $1,950,000

Median sale price

| Median price | $1,450,000 | Property Type | House | Suburb | Mordialloc |

| Period - From | 16/03/2025 | to | 15/03/2026 | 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 Connell St MORDIALLOC 3195	$1,930,000	19/01/2026
2	36 Mcindoe Pde PARKDALE 3195	$1,900,000	17/12/2025
3	13 Elliot St PARKDALE 3195	$1,910,000	29/11/2025

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: 16/03/2026 16:32

CONSUMER AFFAIRS VICTORIA

99 Barkly Street, Mordialloc Vic 3195

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 870 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,950,000
Median House Price
16/03/2025 - 15/03/2026: $1,450,000

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46.3 16.6 21.4 45.5

Comparable Properties

4 Connell St MORDIALLOC 3195 (REI)

5   **3**   **4**

Price: $1,930,000
Method: Sold Before Auction
Date: 19/01/2026
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments

36 Mcindoe Pde PARKDALE 3195 (REI)

4   **2**   **5**

Price: $1,900,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 720 sqm approx

Agent Comments

13 Elliot St PARKDALE 3195 (REI)

4   **2**   **2**

Price: $1,910,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9586 0500