

## 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

1032 NEPEAN HIGHWAY MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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

5 FLEET STREET MORNINGTON VIC 3931	\$780,000	07-Sep-24
7 NOWRA COURT MORNINGTON VIC 3931	\$777,500	31-Aug-24
29 BAYVIEW ROAD MORNINGTON VIC 3931	\$800,000	22-Aug-24

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: 31 January 2025



## 5 FLEET STREET MORNINGTON VIC 3931

3 1 1

Sold Price **\$780,000** Sold Date **07-Sep-24**

Distance **0.85km**



## 7 NOWRA COURT MORNINGTON VIC 3931

3 1 -

Sold Price **\$777,500** Sold Date **31-Aug-24**

Distance **1.94km**



## 29 BAYVIEW ROAD MORNINGTON VIC 3931

3 1 2

Sold Price <sup>RS</sup> **\$800,000** <sup>UN</sup> Sold Date **22-Aug-24**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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