

# 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 8/15 Napier Street, Mornington, VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$700,000 & \$770,000

### Median sale price

Median price \$770,000 Property Type Unit Suburb Mornington (3931)  
Period - From 01/11/2023 to 31/10/2024 Source Corelogic

### Comparable property sales

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
5/5 NAPIER STREET, MORNINGTON VIC 3931	\$745,000	26/09/2024
12/83 PRINCE STREET, MORNINGTON VIC 3931	\$717,500	17/07/2024
2/34 WILSONS ROAD, MORNINGTON VIC 3931	\$715,000	30/05/2024

This Statement of Information was prepared on: 27/11/2024