

## 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

15 SUNNINGDALE AVENUE 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

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Feb 2024

to

31 Jan 2025

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

29A KOOYONGA GROVE MORNINGTON VIC 3931	\$1,880,000	17-Dec-24
5A PORTRUSH GROVE MORNINGTON VIC 3931	\$1,830,000	24-Apr-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: 13 February 2025

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**29A KOOYONGA GROVE  
MORNINGTON VIC 3931**

 4  2  2

Sold Price <sup>RS</sup> **\$1,880,000** Sold Date **17-Dec-24**

Distance **0.11km**



**5A PORTRUSH GROVE  
MORNINGTON VIC 3931**

 4  2  2

Sold Price **\$1,830,000** Sold Date **24-Apr-24**

Distance **0.45km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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