

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

7 Robin Hill Drive, Mornington, Vic 3931


Indicative selling price

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

Single price \$869,000

Median sale price

Median price \$1,195,000 Property type *House* Suburb Mornington

Period - From 01/11/2024 to 31/01/2025 Source  PropTrack

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
26 Tintagel Way, Mornington, VIC 3931	\$990,000	07/10/2024
14 Steedman Drive, Mornington, VIC 3931	\$940,000	28/09/2024
34 Meadow View Place, Mornington, VIC 3931	\$915,000	10/09/2024

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: 06/02/2025