

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

1/4-6 ST CATHERINES COURT MORNINGTON VIC 3931

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

4/7 WOOD STREET MORNINGTON VIC 3931	\$651,000	27-Aug-25
3/237 DUNNS ROAD MORNINGTON VIC 3931	\$660,000	07-Oct-25
3/13 BENTONS ROAD MORNINGTON VIC 3931	\$705,000	13-Oct-25

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: 05 November 2025



4/7 WOOD STREET MORNINGTON VIC 3931

Sold Price

\$651,000

Sold Date

27-Aug-25

2

2

1

Distance

1.25km



3/237 DUNNS ROAD MORNINGTON VIC 3931

Sold Price

^{RS} **\$660,000**

Sold Date

07-Oct-25

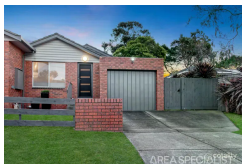
2

2

1

Distance

1.07km



3/13 BENTONS ROAD MORNINGTON VIC 3931

Sold Price

^{RS} **\$705,000**

Sold Date

13-Oct-25

2

1

1

Distance

2.29km

RS = Recent sale

UN = Undisclosed Sale

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