

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

1/5 CAROL STREET 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Mornington

Period-from

01 May 2024

to

30 Apr 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

5/7 CAROL STREET MORNINGTON VIC 3931

\$775,000

05-Apr-25

4/4 INGA PARADE MOUNT MARTHA VIC 3934

\$752,000

11-Mar-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: 29 May 2025



**5/7 CAROL STREET MORNINGTON
VIC 3931**

Sold Price

\$775,000

Sold Date

05-Apr-25



3



2



2

Distance

0.04km



**4/4 INGA PARADE MOUNT
MARTHA VIC 3934**

Sold Price

\$752,000

Sold Date

11-Mar-25



2



1



2

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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