

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

1/58-60 WILSONS ROAD 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,000

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2024

to

30 Sep 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

5/58-60 WILSONS ROAD MORNINGTON VIC 3931	\$910,000	29-Sep-25
1/5 SHELLEY STREET MORNINGTON VIC 3931	\$858,000	05-May-25
2/6 NELSON STREET MORNINGTON VIC 3931	\$860,000	06-Sep-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.~~

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**5/58-60 WILSONS ROAD
MORNINGTON VIC 3931**

 3  2  1

Sold Price

^{RS} **\$910,000**

Sold Date **29-Sep-25**

Distance **0km**



**1/5 SHELLEY STREET
MORNINGTON VIC 3931**

 2  2  2

Sold Price

\$858,000

Sold Date **05-May-25**

Distance **0.52km**



**2/6 NELSON STREET
MORNINGTON VIC 3931**

 3  2  2

Sold Price

^{RS} **\$860,000**

Sold Date **06-Sep-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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