

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

1/632 ESPLANADE 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

\$1,895,000

&

\$2,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2024

to

31 Mar 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

3/710 ESPLANADE MORNINGTON VIC 3931

\$2,225,000

25-Jan-25

39 PRINCE STREET MORNINGTON VIC 3931

\$1,970,000

12-Dec-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: 28 April 2025



**3/710 ESPLANADE MORNINGTON
VIC 3931**

4 2 2

Sold Price

\$2,225,000

Sold Date

25-Jan-25

Distance

1.47km



**39 PRINCE STREET MORNINGTON
VIC 3931**

4 2 -

Sold Price

^{RS} **\$1,970,000**

Sold Date

12-Dec-24

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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