

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

11 ALLISON 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

\$980,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,035,000

Property type

House

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

35 EXFORD DRIVE MORNINGTON VIC 3931

\$980,000

24-Jun-25

12 PLAYFIELD GROVE MORNINGTON VIC 3931

\$1,050,000

10-Jul-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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**35 EXFORD DRIVE MORNINGTON
VIC 3931**

2 2 2

Sold Price **\$980,000** Sold Date **24-Jun-25**

Distance **1.54km**



**12 PLAYFIELD GROVE
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$1,050,000** Sold Date **10-Jul-25**

Distance **1.7km**

RS = Recent sale **UN** = Undisclosed Sale

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