

## 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

13 WARRAH STREET MORNINGTON VIC 3931

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

House

Suburb

Mornington

Period-from

01 Aug 2025

to

31 Jul 2026

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 36 TARANNA STREET MORNINGTON VIC 3931   | \$721,000 | 15-Aug-26 |
| 1062 NEPEAN HIGHWAY MORNINGTON VIC 3931 | \$880,000 | 28-May-26 |
| 14 ILLOWA STREET MORNINGTON VIC 3931    | \$795,000 | 04-Mar-26 |

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: 24 August 2026

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## 36 TARANNA STREET MORNINGTON VIC 3931

3 1 2

Sold Price

<sup>RS</sup>

**\$721,000**

Sold Date **15-Aug-26**

Distance **0.59km**



## 1062 NEPEAN HIGHWAY MORNINGTON VIC 3931

3 2 2

Sold Price

**\$880,000**

Sold Date **28-May-26**

Distance **0.22km**



## 14 ILLOWA STREET MORNINGTON VIC 3931

2 1 2

Sold Price

**\$795,000**

Sold Date **04-Mar-26**

Distance **0.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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