

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

2/38 Amelia Avenue, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,020,000

Median sale price

Median price \$1,100,000

Property Type Townhouse

Suburb Mornington

Period - From 16/08/2024

to

15/08/2025

Source Property Data

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 six 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
1	1/35 Spray St MORNINGTON 3931	\$925,000	04/08/2025
2	3/91 Herbert St MORNINGTON 3931	\$1,000,000	16/06/2025
3	1/62 Mitchell St MORNINGTON 3931	\$1,025,000	25/02/2025

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 six months.~~

This Statement of Information was prepared on:

16/08/2025 10:31