

## 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

2/9 SEATON ROAD 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

\$1,290,000

&

\$1,370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,054,800

Property type

House

Suburb

Mornington

Period-from

01 Jan 2025

to

31 Dec 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

9 FULTON AVENUE MORNINGTON VIC 3931	\$1,220,000	14-Nov-25
12 CARNOUSTIE GROVE MORNINGTON VIC 3931	\$1,850,000	06-Oct-25
18A NAPLES STREET MORNINGTON VIC 3931	\$1,285,000	19-Dec-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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**9 FULTON AVENUE MORNINGTON  
VIC 3931**

3 2 2

Sold Price

<sup>RS</sup> **\$1,220,000**

Sold Date

**14-Nov-25**

Distance

**0.35km**



**12 CARNOUSTIE GROVE  
MORNINGTON VIC 3931**

3 2 2

Sold Price

**\$1,850,000**

Sold Date

**06-Oct-25**

Distance

**0.31km**



**18A NAPLES STREET  
MORNINGTON VIC 3931**

3 2 2

Sold Price

<sup>RS</sup> **\$1,285,000**

Sold Date

**19-Dec-25**

Distance

**1.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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