

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

2/949 NEPEAN HIGHWAY 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$759,000

Property type

Unit

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

3/28 LUCERNE AVENUE MORNINGTON VIC 3931	\$560,000	05-Nov-25
6/28 LUCERNE AVENUE MORNINGTON VIC 3931	\$600,000	07-Nov-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.

This Statement of Information was prepared on: 25 November 2025


**3/28 LUCERNE AVENUE
MORNINGTON VIC 3931**

2 1 1

 Sold Price ^{RS} **\$560,000** Sold Date **05-Nov-25**

 Distance **0.06km**

**6/28 LUCERNE AVENUE
MORNINGTON VIC 3931**

2 1 1

 Sold Price ^{RS} **\$600,000** Sold Date **07-Nov-25**

 Distance **0.06km**

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

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