

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 PENDER AVENUE 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

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

850 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$900,000	10-Dec-25
97 PRINCE STREET MORNINGTON VIC 3931	\$920,000	04-Sep-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: 30 January 2026



**850 NEPEAN HIGHWAY
MORNINGTON VIC 3931**

 3  2  2

Sold Price

^{RS}

\$900,000

Sold Date

10-Dec-25

Distance

0.26km



**97 PRINCE STREET MORNINGTON
VIC 3931**

 3  2  2

Sold Price

\$920,000

Sold Date

04-Sep-25

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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