

## 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

20 BUTLER AVENUE 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

\$2,550,000

&

\$2,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Mornington

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

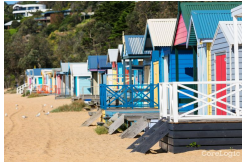
|                                          |         |           |
|------------------------------------------|---------|-----------|
| 4 BIRDWOOD AVENUE MORNINGTON VIC 3931    | 3310000 | 06-May-25 |
| 18 MILLS BEACH CLOSE MORNINGTON VIC 3931 | 2300000 | 10-May-25 |
|                                          |         |           |

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: 11 June 2025

Dean McPherson  
P 59754555  
M 0412857440  
E dmcpherson@rtedgar.com.au



## 4 BIRDWOOD AVENUE MORNINGTON VIC 3931

4 2 2

Sold Price <sup>RS</sup> **3310000** <sup>UN</sup> Sold Date **06-May-25**

Distance **0.58km**



## 18 MILLS BEACH CLOSE MORNINGTON VIC 3931

4 2 2

Sold Price <sup>RS</sup> **2300000** <sup>UN</sup> Sold Date **10-May-25**

Distance **0.98km**

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

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