

## 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

23 DOROTHY CRESCENT 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,071,000

Property type

House

Suburb

Mornington

Period-from

01 Feb 2025

to

31 Jan 2026

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

34 BAY RISE DRIVE MORNINGTON VIC 3931	\$910,000	22-Oct-25
4 JONATHON COURT MORNINGTON VIC 3931	\$888,000	25-Aug-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: 03 February 2026



**34 BAY RISE DRIVE MORNINGTON VIC 3931** Sold Price **\$910,000** Sold Date **22-Oct-25**

3 1 2

Distance **0.26km**



**4 JONATHON COURT MORNINGTON VIC 3931** Sold Price **\$888,000** Sold Date **25-Aug-25**

3 2 1

Distance **0.28km**

RS = Recent sale      UN = Undisclosed Sale

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