

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

29 Moorhead Avenue, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,130,000 Property Type House Suburb Mornington

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 six 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
1	7 Longwood Dr MORNINGTON 3931	\$1,045,000	28/03/2025
2	22 Caversham Dr MORNINGTON 3931	\$1,180,000	26/02/2025
3	10 Cambridge Ct MORNINGTON 3931	\$1,085,000	19/12/2024

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 six months.~~

This Statement of Information was prepared on:

01/04/2025 16:12



Property Type: House (Previously Occupied - Detached)
Land Size: 718 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
Year ending December 2024: \$1,130,000

Comparable Properties

7 Longwood Dr MORNINGTON 3931 (REI)

Agent Comments



Price: \$1,045,000
Method:
Date: 28/03/2025
Property Type: House

22 Caversham Dr MORNINGTON 3931 (REI)

Agent Comments



Price: \$1,180,000
Method:
Date: 26/02/2025
Property Type: House

10 Cambridge Ct MORNINGTON 3931 (REI)

Agent Comments



Price: \$1,085,000
Method:
Date: 19/12/2024
Property Type: House

