Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$1,130,000	Pro	perty 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

Add	dress 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 comparableproperties 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 Price

Year ending December 2024: \$1,130,000

Comparable Properties

7 Longwood Dr MORNINGTON 3931 (REI)

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3







Agent Comments

Price: \$1,045,000

Method:

Date: 28/03/2025 Property Type: House

22 Caversham Dr MORNINGTON 3931 (REI)

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Agent Comments

Agent Comments

Price: \$1,180,000

Method:

Date: 26/02/2025 Property Type: House

10 Cambridge Ct MORNINGTON 3931 (REI)

3





1 2

Price: \$1,085,000

Method:

Date: 19/12/2024 Property Type: House

Account - Fosterfroling Real Estate | P: 03 9781 3366





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