

## 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

3/237 DUNNS ROAD 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

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2024

to

30 Jun 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

10/50 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$680,000	10-Jun-14
2/23 SWANSEA GROVE MORNINGTON VIC 3931	\$690,000	17-Mar-25
3/5 CAROL STREET MORNINGTON VIC 3931	\$660,000	01-Mar-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.~~

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**10/50 GREEN ISLAND AVENUE  
MOUNT MARTHA VIC 3934**

2 1 1

Sold Price **\$680,000** Sold Date **10-Jun-14**

Distance **0.69km**



**2/23 SWANSEA GROVE  
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$690,000** Sold Date **17-Mar-25**

Distance **1.62km**



**3/5 CAROL STREET MORNINGTON  
VIC 3931**

2 1 -

Sold Price **\$660,000** Sold Date **01-Mar-25**

Distance **0.61km**

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

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