

## 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

3/4 MARINE AVENUE MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2024

to

31 Mar 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 7/25 HAMPDEN STREET MORNINGTON VIC 3931 | \$630,000 | 11-Mar-25 |
| 3/23 MARINE AVENUE MORNINGTON VIC 3931  | \$739,000 | 28-Mar-25 |
| 5/45 BARKLY STREET MORNINGTON VIC 3931  | \$745,000 | 19-Feb-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: 07 April 2025

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**7/25 HAMPDEN STREET  
MORNINGTON VIC 3931**

2 1 -

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**11-Mar-25**

Distance

**0.44km**



**3/23 MARINE AVENUE  
MORNINGTON VIC 3931**

2 1 1

Sold Price

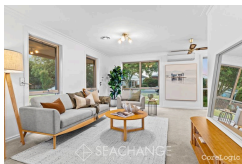
<sup>RS</sup> **\$739,000**

Sold Date

**28-Mar-25**

Distance

**0.24km**



**5/45 BARKLY STREET  
MORNINGTON VIC 3931**

2 1 1

Sold Price

**\$745,000**

Sold Date

**19-Feb-25**

Distance

**0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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