

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 3/46 Strachans Road, Mornington Vic 3931

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,090,000 Property Type House Suburb Mornington

Period - From 01/10/2024 to 30/09/2025 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	8a George St MORNINGTON 3931	\$1,260,000	13/08/2025
2	20a Separation St MORNINGTON 3931	\$1,400,000	02/07/2025
3	1/4 Turnbull St MORNINGTON 3931	\$1,105,000	16/06/2025

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: 18/11/2025 09:57



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Property Type:
 Flat/Unit/Apartment (Res)
Land Size: 236 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 Year ending September 2025: \$1,090,000

Comparable Properties



8a George St MORNINGTON 3931 (REI/VG)

Agent Comments

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Price: \$1,260,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 486 sqm approx

20a Separation St MORNINGTON 3931 (VG)

Agent Comments

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Price: \$1,400,000
Method: Sale
Date: 02/07/2025
Property Type: House (Res)
Land Size: 314 sqm approx



1/4 Turnbull St MORNINGTON 3931 (REI/VG)

Agent Comments

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  2

Price: \$1,105,000
Method: Private Sale
Date: 16/06/2025
Property Type: House
Land Size: 316 sqm approx

Account - Whitefox Real Estate | P: 96459699



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