

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

3/98 TANTI AVENUE MORNINGTON VIC 3931

Indicative selling price

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

Single Price

or range
between

\$985,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

4/10 CROMDALE STREET MOUNT MARTHA VIC 3934	\$995,000	07-Feb-25
3/91 HERBERT STREET MORNINGTON VIC 3931	\$1,000,000	16-Jun-25
21 ELIZABETH STREET MORNINGTON VIC 3931	\$1,050,000	12-May-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: 25 July 2025



4/10 CROMDALE STREET MOUNT MARTHA VIC 3934

 3  2  2

Sold Price **\$995,000** Sold Date **07-Feb-25**

Distance **2.68km**



3/91 HERBERT STREET MORNINGTON VIC 3931

 3  2  2

Sold Price ^{RS} **\$1,000,000** Sold Date **16-Jun-25**

Distance **0.26km**



21 ELIZABETH STREET MORNINGTON VIC 3931

 2  2  2

Sold Price **\$1,050,000** Sold Date **12-May-25**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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