

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 ANDREW PLACE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,054,800

Property type

House

Suburb

Mornington

Period-from

01 Oct 2024

to

30 Sep 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

1 KILPARA COURT MORNINGTON VIC 3931	\$855,000	26-Aug-25
4 MELINGA CRESCENT MORNINGTON VIC 3931	\$735,000	15-Oct-25
19 PARKHURST STREET MORNINGTON VIC 3931	\$800,000	01-Sep-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: 23 October 2025



**1 KILPARA COURT MORNINGTON
VIC 3931**

3 2 1

Sold Price **\$855,000** Sold Date **26-Aug-25**

Distance **0.2km**



**4 MELINGA CRESCENT
MORNINGTON VIC 3931**

3 1 -

Sold Price ^{RS} **\$735,000** Sold Date **15-Oct-25**

Distance **0.8km**



**19 PARKHURST STREET
MORNINGTON VIC 3931**

3 1 -

Sold Price ^{RS} **\$800,000** ^{UN} Sold Date **01-Sep-25**

Distance **0.9km**

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

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