

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Coupers Realty Pty Ltd
Fingal VIC 3939

Property offered for sale

Address
Including suburb or locality and postcode

35 Exford Drive, Mornington, Vic 3931

Indicative selling price

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

Price range \$910,000 - \$995,000

Median sale price - House

(*Delete house or unit as applicable)

Median price \$1,082,500

House

Suburb or locality Mornington, Vic 3931

Period - From June 2024

to May 2025

Source Realestate.com.au

Comparable property sales.

The agent considers that there are not three comparable properties that were sold within 2KM of the property in the last 6 month.

This Statement of Information was prepared on: 16/06/2025

COUPERS REALTY PTY LTD
MOONAH LINKS, FINGAL VICTORIA 3939

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