

## 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

36A BATH STREET 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

\$2,000,000

&

\$2,200,000

### 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

3/710 ESPLANADE MORNINGTON VIC 3931	\$2,225,000	25-Jan-25
1/27 BALCOMBE STREET MORNINGTON VIC 3931	\$1,660,000	18-Nov-24
15 SUNNINGDALE AVENUE MORNINGTON VIC 3931	\$1,765,000	27-Mar-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: 15 April 2025



## 3/710 ESPLANADE MORNINGTON VIC 3931

4 2 2

Sold Price **\$2,225,000** Sold Date **25-Jan-25**

Distance **2.01km**



## 1/27 BALCOMBE STREET MORNINGTON VIC 3931

3 2 2

Sold Price **\$1,660,000** Sold Date **18-Nov-24**

Distance **0.41km**



## 15 SUNNINGDALE AVENUE MORNINGTON VIC 3931

4 2 2

Sold Price <sup>RS</sup> **\$1,765,000** <sup>UN</sup> Sold Date **27-Mar-25**

Distance **3.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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