

## 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

4/56 WILSONS ROAD MORNINGTON VIC 3931

### Indicative selling price

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

Single Price

or range  
between

\$675,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2024

to

31 Jan 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

5/11 KING GEORGES AVENUE MORNINGTON VIC 3931	\$720,000	28-Nov-24
1/113 PRINCE STREET MORNINGTON VIC 3931	\$710,000	21-Sep-24
8/653-654 ESPLANADE MORNINGTON VIC 3931	\$710,000	17-Feb-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: 21 February 2025



**5/11 KING GEORGES AVENUE  
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$720,000** Sold Date **28-Nov-24**

Distance **0.59km**

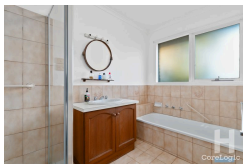


**1/113 PRINCE STREET  
MORNINGTON VIC 3931**

2 1 -

Sold Price **\$710,000** Sold Date **21-Sep-24**

Distance **0.77km**



**8/653-654 ESPLANADE  
MORNINGTON VIC 3931**

2 1 1

Sold Price <sup>RS</sup> **\$710,000** Sold Date **17-Feb-25**

Distance **1.1km**

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

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