

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

5 CAHN 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,007,737

Property type

House

Suburb

Mornington

Period-from

01 Sep 2024

to

31 Aug 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

4/22 ALBERT STREET MORNINGTON VIC 3931	\$800,000	08-Jul-25
4 PENDER AVENUE MORNINGTON VIC 3931	\$750,000	30-Jun-25
1/5 RUTH ROAD MORNINGTON VIC 3931	\$891,000	21-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: 10 September 2025



Homes And Acreage Real Estate

M 1300 077 557

E office@homesacreage.com.au



**4/22 ALBERT STREET
MORNINGTON VIC 3931**

2 1 1

Sold Price

^{RS} **\$800,000** Sold Date **08-Jul-25**

Distance **1.33km**



**4 PENDER AVENUE MORNINGTON
VIC 3931**

2 1 1

Sold Price

\$750,000 Sold Date **30-Jun-25**

Distance **1.35km**



**1/5 RUTH ROAD MORNINGTON VIC
3931**

2 2 2

Sold Price

\$891,000 Sold Date **21-Mar-25**

Distance **1.34km**



**12/776-779 ESPLANADE
MORNINGTON VIC 3931**

2 1 1

Sold Price

^{RS} **\$850,000** Sold Date **26-Mar-25**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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