

## 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

51 DAVA DRIVE 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Mornington

Period-from

01 May 2024

to

30 Apr 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 7 DARCY STREET MORNINGTON VIC 3931 | \$1,170,000 | 28-Dec-24 |
|                                    |             |           |
|                                    |             |           |

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.

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**7 DARCY STREET MORNINGTON  
VIC 3931**

 3  1  2

Sold Price **\$1,170,000** Sold Date **28-Dec-24**

Distance **0.63km**

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

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