

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

|                                             |                                            |
|---------------------------------------------|--------------------------------------------|
| Address<br>Including suburb and<br>postcode | 57 CARAAR CREEK LANE, MORNINGTON, VIC 3931 |
|---------------------------------------------|--------------------------------------------|

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|              |                            |
|--------------|----------------------------|
| Price Range: | \$4,500,000 to \$4,950,000 |
|--------------|----------------------------|

Median sale price

|              |                               |               |        |                                                                                     |            |
|--------------|-------------------------------|---------------|--------|-------------------------------------------------------------------------------------|------------|
| Median price | \$898,000                     | Property type | House  | Suburb                                                                              | MORNINGTON |
| Period       | 01 April 2025 to 30 June 2025 |               | Source |  |            |

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

|                                                |            |
|------------------------------------------------|------------|
| This Statement of Information was prepared on: | 22/08/2025 |
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