Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sal | le | | | | | | |
|---|-----------------------------------|----------|---------------------|----------|--------------------|------------|----------------|
| Address Including suburb and postcode | 635 ESPLANADE MORNINGTON VIC 3931 | | | | | | |
| Indicative selling price | | | | | | | |
| For the meaning of this price | e see consumer.vio | c.gov.au | ı/underquo | ting (*I | Delete single pric | e or range | as applicable) |
| Single Price | | | or range between | | \$1,165,000 | & | \$1,265,000 |
| Median sale price | | | | | | | |
| (*Delete house or unit as ap | plicable) | | | | | | |
| Median Price | \$1,035,000 | Prop | Property type Hous | | | Suburb | Mornington |
| Period-from | 01 Nov 2024 | to | to 31 Oct 2025 | | | | Cotality |
| Comparable property s | ales (*Delete A | or B b | pelow as | applic | cable) | | |
| A* These are the three estate agent or agen | | | | | | | |
| Address of comparable property | | | | | Price | | Date of sale |
| | | | | | | | |
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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: 14 November 2025



OR B*