

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

8 JACARANDA CRESCENT 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

House

Suburb

Mornington

Period-from

01 Aug 2025

to

31 Jul 2026

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

28 BRIMBRIM CRESCENT MORNINGTON VIC 3931	\$1,350,000	18-Jun-26
67 JACARANDA CRESCENT MORNINGTON VIC 3931	\$1,405,500	10-Feb-26

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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28 BRIMBRIM CRESCENT MORNINGTON VIC 3931

5 2 2

Sold Price ^{RS} **\$1,350,000** Sold Date **18-Jun-26**

Distance **1.78km**



67 JACARANDA CRESCENT MORNINGTON VIC 3931

4 2 2

Sold Price **\$1,405,500** Sold Date **10-Feb-26**

Distance **0.18km**

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

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