

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

9/14 TANTI AVENUE 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

\$1,475,000

&

\$1,575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,000

Property type

Unit

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

20A WELLINGTON STREET MORNINGTON VIC 3931	\$1,515,000	25-Jul-25
1/16 PITT STREET MORNINGTON VIC 3931	\$1,360,000	30-Jul-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: 29 September 2025

Lisa Bendle
P 97872422
M 0402834913
E lisa@mcewingpartners.com



20A WELLINGTON STREET MORNINGTON VIC 3931

3 2 2

Sold Price ^{RS} **\$1,515,000** ^{UN} Sold Date **25-Jul-25**

Distance **0.9km**



1/16 PITT STREET MORNINGTON VIC 3931

3 2 2

Sold Price ^{RS} **\$1,360,000** ^{UN} Sold Date **30-Jul-25**

Distance **1.64km**

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

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