

## 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 ADELAIDE STREET 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,071,000

Property type

House

Suburb

Mornington

Period-from

01 Jan 2025

to

31 Dec 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

|  |             |           |
|--|-------------|-----------|
| 23 ADELAIDE STREET MORNINGTON VIC 3931 | \$1,225,000 | 30-Oct-25 |
| 76 PRINCE STREET MORNINGTON VIC 3931   | \$1,200,000 | 12-Nov-25 |
| 634 ESPLANADE MORNINGTON VIC 3931      | \$1,540,000 | 08-Nov-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: 20 January 2026

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**23 ADELAIDE STREET  
MORNINGTON VIC 3931**

Sold Price <sup>RS</sup> **\$1,225,000** <sup>UN</sup> Sold Date **30-Oct-25**

4 2 2

Distance **0.11km**



**76 PRINCE STREET MORNINGTON  
VIC 3931**

Sold Price <sup>RS</sup> **\$1,200,000** <sup>UN</sup> Sold Date **12-Nov-25**

3 2 2

Distance **0.48km**



**634 ESPLANADE MORNINGTON  
VIC 3931**

Sold Price <sup>RS</sup> **\$1,540,000** Sold Date **08-Nov-25**

3 2 2

Distance **0.92km**

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

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