

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 WILSONS ROAD 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

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

1 SHELLEY STREET MORNINGTON VIC 3931	\$1,360,000	22-Jan-25
22 NUNNS ROAD MORNINGTON VIC 3931	\$1,320,000	14-Nov-24
69 WILSONS ROAD MORNINGTON VIC 3931	\$1,360,000	15-Oct-24

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: 31 March 2025

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**1 SHELLEY STREET MORNINGTON
VIC 3931**

 3  1  1

Sold Price

^{RS} **\$1,360,000**

Sold Date

22-Jan-25

Distance

0.22km



**22 NUNNS ROAD MORNINGTON
VIC 3931**

 3  2  1

Sold Price

\$1,320,000

Sold Date

14-Nov-24

Distance

0.33km



**69 WILSONS ROAD MORNINGTON
VIC 3931**

 1  2  2

Sold Price

\$1,360,000

Sold Date

15-Oct-24

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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