

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

6/85 HERBERT STREET 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

\$925,000

&

\$1,015,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2025

to

31 Jan 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

4/85 HERBERT STREET MORNINGTON VIC 3931	\$980,000	11-Oct-25
3/98 TANTI AVENUE MORNINGTON VIC 3931	\$1,095,000	06-Oct-25
1/42-46 TANTI AVENUE MORNINGTON VIC 3931	\$1,030,000	05-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.~~

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**4/85 HERBERT STREET
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$980,000** Sold Date **11-Oct-25**

Distance **0km**



**3/98 TANTI AVENUE
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$1,095,000** Sold Date **06-Oct-25**

Distance **0.2km**



**1/42-46 TANTI AVENUE
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$1,030,000** Sold Date **05-Nov-25**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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