

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

51A Carnoustie Grove, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,700,000

 &

\$1,850,000

Median sale price

Median price

\$1,116,000

 Property Type

House

 Suburb

Mornington

Period - From

11/03/2025

 to

10/03/2026

 Source

Property Data

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 six 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	2a Dulnain St MOUNT MARTHA 3934	\$1,850,000	10/02/2026
2	84a Venice St MORNINGTON 3931	\$1,780,000	21/10/2025
3			

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 six months.

This Statement of Information was prepared on:

11/03/2026 09:09



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
11/03/2025 - 10/03/2026: \$1,116,000

Comparable Properties



2a Dulnain St MOUNT MARTHA 3934 (REI)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 10/02/2026
Property Type: Townhouse (Res)



84a Venice St MORNINGTON 3931 (REI/VG)

Agent Comments



Price: \$1,780,000
Method: Private Sale
Date: 21/10/2025
Property Type: House (Res)
Land Size: 375 sqm approx

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 six months.