

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 OAKLAND 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Mornington

Period-from

01 Mar 2025

to

28 Feb 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

187 DUNNS ROAD MOUNT MARTHA VIC 3934	\$865,000	22-Dec-25
16 WEBER DRIVE MORNINGTON VIC 3931	\$972,000	24-Feb-26

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: 13 March 2026


**187 DUNNS ROAD MOUNT
MARTHA VIC 3934**
 4
  2
  2

 Sold Price **\$865,000** Sold Date **22-Dec-25**

 Distance **1.48km**

**16 WEBER DRIVE MORNINGTON
VIC 3931**
 3
  2
  2

 Sold Price ^{RS} **\$972,000** Sold Date **24-Feb-26**

 Distance **0.64km**
RS = Recent sale

UN = Undisclosed Sale

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