

## 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

684 ESPLANADE 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

\$2,850,000

&

\$3,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

House

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

9A WILLIAMS ROAD MORNINGTON VIC 3931	\$2,855,000	12-Feb-26
675 ESPLANADE MORNINGTON VIC 3931	\$2,970,000	12-Jan-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.

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**9A WILLIAMS ROAD MORNINGTON** Sold Price <sup>RS</sup> **\$2,855,000** Sold Date **12-Feb-26**  
**VIC 3931**

4 2 2

Distance **0.79km**



**675 ESPLANADE MORNINGTON** Sold Price <sup>RS</sup> **\$2,970,000** Sold Date **12-Jan-26**  
**VIC 3931**

3 2 2

Distance **0.2km**

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

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