

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

7/28 LUCERNE AVENUE 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

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

1/28 LUCERNE AVENUE MORNINGTON VIC 3931	\$650,000	23-Feb-26
6/28 LUCERNE AVENUE MORNINGTON VIC 3931	\$600,000	10-Oct-25
2/949 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$627,500	09-Dec-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.~~

This Statement of Information was prepared on: 13 March 2026



**1/28 LUCERNE AVENUE
MORNINGTON VIC 3931**

2 2 1

Sold Price ^{RS} **\$650,000** Sold Date **23-Feb-26**

Distance **0km**



**6/28 LUCERNE AVENUE
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$600,000** Sold Date **10-Oct-25**

Distance **0km**



**2/949 NEPEAN HIGHWAY
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$627,500** Sold Date **09-Dec-25**

Distance **0.06km**

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

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