

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

5/24 BATH 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2025

to

31 Dec 2025

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

4/28 MAIN STREET MORNINGTON VIC 3931	\$850,000	05-Nov-25
4/22 ALBERT STREET MORNINGTON VIC 3931	\$800,000	09-Jul-25
2/761-763 ESPLANADE MORNINGTON VIC 3931	\$860,000	18-Aug-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: 07 January 2026

Kara James
M 0412939224
E karaj@areaspécialist.com.au



**4/28 MAIN STREET MORNINGTON
VIC 3931**

Sold Price ^{RS} **\$850,000** ^{UN} Sold Date **05-Nov-25**

2 1 1

Distance **0.78km**



**4/22 ALBERT STREET
MORNINGTON VIC 3931**

Sold Price **\$800,000** Sold Date **09-Jul-25**

2 1 1

Distance **1.01km**



**2/761-763 ESPLANADE
MORNINGTON VIC 3931**

Sold Price ^{RS} **\$860,000** Sold Date **18-Aug-25**

2 1 1

Distance **1.27km**

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

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