

## 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

1/56 TANTI AVENUE 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

\$850,000

&

\$920,000

### 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

1/6 BEACH GROVE MORNINGTON VIC 3931	\$925,000	17-Feb-26
1/5-9 CANTERBURY STREET MORNINGTON VIC 3931	\$980,000	23-Dec-25
23 TURNBULL STREET MORNINGTON VIC 3931	\$825,000	12-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.~~

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**1/6 BEACH GROVE MORNINGTON  
VIC 3931**

2 1 1

Sold Price

<sup>RS</sup> **\$925,000**

Sold Date **17-Feb-26**

Distance **0.97km**



**1/5-9 CANTERBURY STREET  
MORNINGTON VIC 3931**

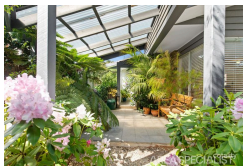
2 1 1

Sold Price

**\$980,000**

Sold Date **23-Dec-25**

Distance **0.79km**



**23 TURNBULL STREET  
MORNINGTON VIC 3931**

2 1 1

Sold Price

**\$825,000**

Sold Date **12-Dec-25**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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