

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

4 Allchin Avenue, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,107,500

Property Type House

Suburb Mornington

Period - From 25/02/2025

to 24/02/2026

Source Property Data

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 six 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	10 Playfield Gr MORNINGTON 3931	\$1,117,000	14/02/2026
2	16 Creighton Way MORNINGTON 3931	\$1,200,000	12/12/2025
3	18 Botany Wlk MORNINGTON 3931	\$1,180,000	04/12/2025

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 six months.~~

This Statement of Information was prepared on:

25/02/2026 10:12



Property Type: House (Res)

Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

25/02/2025 - 24/02/2026: \$1,107,500

Comparable Properties



10 Playfield Gr MORNINGTON 3931 (REI)

Agent Comments



Price: \$1,117,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 718 sqm approx



16 Creighton Way MORNINGTON 3931 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 12/12/2025

Property Type: House

Land Size: 625 sqm approx



18 Botany Wik MORNINGTON 3931 (VG)

Agent Comments



Price: \$1,180,000

Method: Sale

Date: 04/12/2025

Property Type: House (Res)

Land Size: 730 sqm approx

Account - Marshall White | P: 03 9822 9999



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