

## 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 WOLFDENE COURT 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

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,071,000

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

60 VAN NESS AVENUE MORNINGTON VIC 3931	\$1,500,000	06-Aug-25
5 ALFRED STREET MORNINGTON VIC 3931	\$1,480,000	08-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.

This Statement of Information was prepared on: 03 February 2026

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**60 VAN NESS AVENUE  
MORNINGTON VIC 3931**

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Sold Price **\$1,500,000** Sold Date **06-Aug-25**Distance **1.5km****5 ALFRED STREET MORNINGTON  
VIC 3931**

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Sold Price <sup>RS</sup> **\$1,480,000** Sold Date **08-Jan-26**Distance **0.79km****RS** = Recent sale**UN** = Undisclosed Sale

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