

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

9A SHELBOURNE COURT 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

\$2,150,000

&

\$2,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

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

12 HERBERT STREET MORNINGTON VIC 3931	2000000	18-Jan-26
14A BALCOMBE STREET MORNINGTON VIC 3931	1825000	28-Jan-26
14 MORVEN STREET MORNINGTON VIC 3931	2300000	01-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: 16 February 2026

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**12 HERBERT STREET
 MORNINGTON VIC 3931**

4 3 2

Sold Price ^{RS} **2000000** Sold Date **18-Jan-26**

Distance **0.42km**



**14A BALCOMBE STREET
 MORNINGTON VIC 3931**

4 2 2

Sold Price ^{RS} **1825000** Sold Date **28-Jan-26**

Distance **0.67km**



**14 MORVEN STREET MORNINGTON
 VIC 3931**

4 2 2

Sold Price ^{RS} **2300000** Sold Date **01-Dec-25**

Distance **0.59km**

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

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