

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

27 Benambra Street, Mornington Vic 3931

Indicative selling price

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

Range between

\$980,000

&

\$1,070,000

Median sale price

Median price

\$1,090,000

Property Type

House

Suburb

Mornington

Period - From

20/01/2025

to

19/01/2026

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	29 Maxwell St MORNINGTON 3931	\$1,050,000	28/11/2025
2	20 Bedford Pl MORNINGTON 3931	\$1,040,000	25/11/2025
3	13 Aimee Ct MORNINGTON 3931	\$1,050,000	20/11/2025

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:

20/01/2026 15:24



Property Type:
Agent Comments

Indicative Selling Price
\$980,000 - \$1,070,000
Median House Price
20/01/2025 - 19/01/2026: \$1,090,000

Comparable Properties

29 Maxwell St MORNINGTON 3931 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 28/11/2025
Property Type: House (Res)



20 Bedford Pl MORNINGTON 3931 (REI)

Agent Comments



Price: \$1,040,000
Method: Private Sale
Date: 25/11/2025
Property Type: House
Land Size: 582 sqm approx



13 Aimee Ct MORNINGTON 3931 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 20/11/2025
Property Type: House
Land Size: 603 sqm approx

Account - Marshall White | P: 03 9822 9999



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