

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

2 Gleneagles Avenue, Mornington Vic 3931

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

Median sale price

Median price \$1,090,500 Property Type House Suburb Mornington

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	9a Williams Rd MORNINGTON 3931	\$2,855,000	12/02/2026
2	9 Williams Rd MORNINGTON 3931	\$2,850,000	22/01/2026
3	675 Esplanade MORNINGTON 3931	\$2,970,000	12/01/2026

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:

12/02/2026 13:30



 4  2  2

Property Type: House
Land Size: 454 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,190,000
Median House Price
Year ending December 2025: \$1,090,500

Comparable Properties



9a Williams Rd MORNINGTON 3931 (REI)

Agent Comments

 4  2  2

Price: \$2,855,000
Method: Private Sale
Date: 12/02/2026
Property Type: House



9 Williams Rd MORNINGTON 3931 (REI)

Agent Comments

 4  2  2

Price: \$2,850,000
Method: Private Sale
Date: 22/01/2026
Property Type: House



675 Esplanade MORNINGTON 3931 (REI)

Agent Comments

 3  2  2

Price: \$2,970,000
Method: Private Sale
Date: 12/01/2026
Property Type: House
Land Size: 464 sqm approx

Account - Marshall White | P: 03 9822 9999