

# 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

82 Venice Street, Mornington Vic 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,400,000

### Median sale price

Median price \$1,100,000 Property Type House Suburb Mornington

Period - From 10/02/2025 to 09/02/2026 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	14 Morven St MORNINGTON 3931	\$2,300,000	01/12/2025
2	23 Kooyonga Gr MORNINGTON 3931	\$2,350,000	22/08/2025
3			

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: 10/02/2026 16:08



 4
  3
  2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

10/02/2025 - 09/02/2026: \$1,100,000

## Comparable Properties



**14 Morven St MORNINGTON 3931 (REI)**

Agent Comments

 4
  2
  2

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 01/12/2025

**Property Type:** House



**23 Kooyonga Gr MORNINGTON 3931 (REI/VG)**

Agent Comments

 4
  2
  2

**Price:** \$2,350,000

**Method:** Private Sale

**Date:** 22/08/2025

**Property Type:** House

**Land Size:** 580 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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