



The Trustee for THE EQUITY DIRECT TRUST T/A Craig Chapman (ABN/ACN: 31901653090)  
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## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
29 Marquis Avenue Mornington VIC 3931  
Including suburb and  
postcode

#### 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 \$ 1,320,000 & \$ 1,450,000

#### Median sale price

Median price \$ 1,071,000 Property Type House Suburb Mornington

Period - From 1/01/2025 to 31/12/2025 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 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
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1 47 Wensleydale Drive Mornington VIC 3931	\$1,400,000	2/10/2025
2 9 Waltham Drive Mornington VIC 3931	\$1,350,000	30/10/2025
3 21 Netherclift Court Mornington VIC 3931	\$1,300,000	5/11/2025

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: 27/01/2026