

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

23 DOROTHY CRESCENT 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,071,000

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

34 BAY RISE DRIVE MORNINGTON VIC 3931	\$910,000	22-Oct-25
4 JONATHON COURT MORNINGTON VIC 3931	\$888,000	25-Aug-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.

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Liam Mangan
P (03) 5987 2000
M 0435 892 263
E liam@bennettsre.com.au



34 BAY RISE DRIVE MORNINGTON VIC 3931

 3  1  2

Sold Price

\$910,000

Sold Date

22-Oct-25

Distance

0.26km



4 JONATHON COURT MORNINGTON VIC 3931

 3  2  1

Sold Price

\$888,000

Sold Date

25-Aug-25

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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