

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

1/36 MITCHELL STREET 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

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

1/7 SEAVIEW AVENUE MORNINGTON VIC 3931	\$825,000	18-Oct-25
3/28 NELSON STREET MORNINGTON VIC 3931	\$770,000	09-Dec-25
2/113 PRINCE STREET MORNINGTON VIC 3931	\$825,000	07-Jan-26

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.~~

This Statement of Information was prepared on: 03 February 2026



**1/7 SEAVIEW AVENUE
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$825,000** Sold Date **18-Oct-25**

Distance **0.39km**



**3/28 NELSON STREET
MORNINGTON VIC 3931**

2 1 1

Sold Price ^{RS} **\$770,000** Sold Date **09-Dec-25**

Distance **0.6km**



**2/113 PRINCE STREET
MORNINGTON VIC 3931**

2 1 1

Sold Price ^{RS} **\$825,000** Sold Date **07-Jan-26**

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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