

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

1/669 ESPLANADE 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2025

to

31 Dec 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 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

48A STRACHANS ROAD MORNINGTON VIC 3931	-	08-Nov-25
3/29 SHANNS AVENUE MOUNT MARTHA VIC 3934	\$1,630,000	19-Sep-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.

This Statement of Information was prepared on: 15 January 2026


**48A STRACHANS ROAD
MORNINGTON VIC 3931**
 4
  2
  2

Sold Price

RS - UN

 Sold Date **08-Nov-25**

 Distance **0.28km**

**3/29 SHANNS AVENUE MOUNT
MARTHA VIC 3934**
 4
  2
  2

Sold Price

\$1,630,000

 Sold Date **19-Sep-25**

 Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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