

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

3/761-763 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

\$800,000

&

\$880,000

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

| | | |
|---|-----------|-----------|
| 2/761-763 ESPLANADE MORNINGTON VIC 3931 | \$860,000 | 18-Aug-25 |
| 8/761-763 ESPLANADE MORNINGTON VIC 3931 | \$885,000 | 14-Nov-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: 31 January 2026



**2/761-763 ESPLANADE
MORNINGTON VIC 3931**

2 1 1

Sold Price ^{RS} **\$860,000** Sold Date **18-Aug-25**

Distance **0km**



**8/761-763 ESPLANADE
MORNINGTON VIC 3931**

2 1 2

Sold Price **\$885,000** Sold Date **-**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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