

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 36 Wensleydale Drive, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Mornington

Period - From 30/01/2025 to 29/01/2026 Source Property Data

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
1	13 Aimee Ct MORNINGTON 3931	\$1,050,000	20/11/2025
2	11 Jenner CI MORNINGTON 3931	\$1,050,000	12/11/2025
3			

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: 30/01/2026 15:58



Property Type: House

Agent Comments

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

30/01/2025 - 29/01/2026: \$1,100,000

Comparable Properties



13 Aimee Ct MORNINGTON 3931 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 603 sqm approx



11 Jenner Ct MORNINGTON 3931 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 12/11/2025

Property Type: House

Land Size: 609 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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