

# 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

12a Venice Street, Mornington Vic 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,150,000 & \$2,350,000

### Median sale price

Median price \$1,090,500 Property Type House Suburb Mornington

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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 | 14 Morven St MORNINGTON 3931   | \$2,300,000 | 01/12/2025   |
| 2 | 23 Kooyonga Gr MORNINGTON 3931 | \$2,350,000 | 22/08/2025   |
| 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:

09/01/2026 14:59



**Property Type:** House & Granny Flat  
**Land Size:** 927 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,150,000 - \$2,350,000  
**Median House Price**  
 Year ending December 2025: \$1,090,500

## Comparable Properties



**14 Morven St MORNINGTON 3931 (REI)**

Agent Comments



**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 01/12/2025  
**Property Type:** House



**23 Kooyonga Gr MORNINGTON 3931 (REI/VG)**

Agent Comments



**Price:** \$2,350,000  
**Method:** Private Sale  
**Date:** 22/08/2025  
**Property Type:** House  
**Land Size:** 580 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.