

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

6 BIRDWOOD AVENUE 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

\$2,295,000

&

\$2,495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,054,800

Property type

House

Suburb

Mornington

Period-from

01 Dec 2024

to

30 Nov 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

Address of comparable property	Price	Date of sale
14 MORVEN STREET MORNINGTON VIC 3931	\$2,300,000	01-Dec-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 December 2025

**14 MORVEN STREET MORNINGTON
VIC 3931**

Sold Price

RS

\$2,300,000

Sold Date

01-Dec-25

4



2



2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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