

## 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

55 BELEURA HILL ROAD MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,500,000

&

\$2,750,000

### 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

14 MORVEN STREET MORNINGTON VIC 3931	\$2,300,000	01-Dec-25
145 BARKLY STREET MORNINGTON VIC 3931	\$2,720,000	04-Dec-25
15 SILVERWOOD DRIVE MORNINGTON VIC 3931	\$2,725,000	12-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: 16 December 2025



**14 MORVEN STREET MORNINGTON VIC 3931** Sold Price <sup>RS</sup> **\$2,300,000** Sold Date **01-Dec-25**

 4  2  2

Distance **0.23km**



**145 BARKLY STREET MORNINGTON VIC 3931** Sold Price <sup>RS</sup> **\$2,720,000** <sup>UN</sup> Sold Date **04-Dec-25**

 5  4  2

Distance **0.3km**



**15 SILVERWOOD DRIVE MORNINGTON VIC 3931** Sold Price <sup>RS</sup> **\$2,725,000** <sup>UN</sup> Sold Date **12-Sep-25**

 4  3  6

Distance **2.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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