

## 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

3/5 WOOD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$756,000

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2024

to

30 Sep 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

7/239 DUNNS ROAD MORNINGTON VIC 3931	\$630,000	11-Sep-25
6/47 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$665,000	07-Aug-25
10/41 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$690,000	03-Jul-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: 13 October 2025



**7/239 DUNNS ROAD  
 MORNINGTON VIC 3931**

2 1 1

Sold Price <sup>RS</sup> **\$630,000** Sold Date **11-Sep-25**

Distance **1.23km**



**6/47 GREEN ISLAND AVENUE  
 MOUNT MARTHA VIC 3934**

2 1 1

Sold Price **\$665,000** Sold Date **07-Aug-25**

Distance **1.7km**



**10/41 GREEN ISLAND AVENUE  
 MOUNT MARTHA VIC 3934**

2 1 1

Sold Price **\$690,000** Sold Date **03-Jul-25**

Distance **1.69km**

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

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