

# 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 2/31 Kooyonga Grove, 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 \$1,999,000 & \$2,198,000

### Median sale price

Median price \$1,070,000 Property Type House Suburb Mornington

Period - From 01/07/2024 to 30/06/2025 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	10 Adelaide St MORNINGTON 3931	\$2,000,000	28/05/2025
2			
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: 08/07/2025 11:19



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,999,000 - \$2,198,000  
**Median House Price**  
Year ending June 2025: \$1,070,000

## Comparable Properties



**10 Adelaide St MORNINGTON 3931 (REI)**

Agent Comments



**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 28/05/2025  
**Property Type:** House

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.