

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

2/22 WELLINGTON STREET 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2025

to

31 Mar 2026

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

1/6 BEACH GROVE MORNINGTON VIC 3931	\$925,000	10-Feb-26
6A SEPARATION STREET MORNINGTON VIC 3931	\$1,050,000	02-Mar-26
1/42-46 TANTI AVENUE MORNINGTON VIC 3931	\$1,030,000	05-Nov-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: 24 April 2026



**1/6 BEACH GROVE MORNINGTON
VIC 3931**

2 1 1

Sold Price **\$925,000** Sold Date **10-Feb-26**

Distance **0.32km**



**6A SEPARATION STREET
MORNINGTON VIC 3931**

3 2 1

Sold Price ^{RS} **\$1,050,000** Sold Date **02-Mar-26**

Distance **0.36km**



**1/42-46 TANTI AVENUE
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$1,030,000** Sold Date **05-Nov-25**

Distance **0.77km**

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

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