

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

13 Ben Drive, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,090,500 Property Type House Suburb Mornington

Period - From 01/01/2025 to 31/12/2025 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.

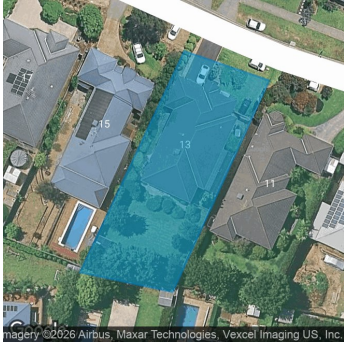
	Address of comparable property	Price	Date of sale
1	21 Kathleen Cr MORNINGTON 3931	\$1,510,000	12/02/2026
2	17 Emerald Cl MORNINGTON 3931	\$1,320,000	17/11/2025
3	17 Samuel Way MORNINGTON 3931	\$1,400,000	05/11/2025

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:

23/02/2026 08:40



Property Type: Land
Land Size: 1100 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,430,000
Median House Price
 Year ending December 2025: \$1,090,500

Comparable Properties

21 Kathleen Cr MORNINGTON 3931 (REI)

Agent Comments



Price: \$1,510,000
Method:
Date: 12/02/2026
Property Type: House



17 Emerald Ct MORNINGTON 3931 (REI/VG)

Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 17/11/2025
Property Type: House (Res)
Land Size: 867 sqm approx



17 Samuel Way MORNINGTON 3931 (VG)

Agent Comments



Price: \$1,400,000
Method: Sale
Date: 05/11/2025
Property Type: House (Res)
Land Size: 1112 sqm approx

Account - Marshall White | P: 03 9822 9999