

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

2/9 SEATON ROAD 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,091,000

Property type

House

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

9 FULTON AVENUE MORNINGTON VIC 3931	\$1,220,000	07-Nov-25
4 YACHT COURT MORNINGTON VIC 3931	\$1,280,000	11-Dec-25
2/29 SHANNS AVENUE MOUNT MARTHA VIC 3934	\$1,325,000	20-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: 13 April 2026



**9 FULTON AVENUE MORNINGTON
 VIC 3931**

3 2 2

Sold Price **\$1,220,000** Sold Date **07-Nov-25**

Distance **0.35km**



**4 YACHT COURT MORNINGTON
 VIC 3931**

3 2 2

Sold Price **\$1,280,000** Sold Date **11-Dec-25**

Distance **1.3km**



**2/29 SHANNS AVENUE MOUNT
 MARTHA VIC 3934**

3 2 2

Sold Price **\$1,325,000** Sold Date **20-Nov-25**

Distance **1.3km**

RS = Recent sale UN = Undisclosed Sale

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