

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

6/32 SPRAY 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

\$550,000

&

\$600,000

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

9/32 SPRAY STREET MORNINGTON VIC 3931	\$558,000	15-Apr-26
1/28 LUCERNE AVENUE MORNINGTON VIC 3931	\$650,000	12-Feb-26

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



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**9/32 SPRAY STREET
 MORNINGTON VIC 3931**

2 2 1

Sold Price **\$558,000** Sold Date **15-Apr-26**

Distance **0km**



**1/28 LUCERNE AVENUE
 MORNINGTON VIC 3931**

2 2 1

Sold Price **\$650,000** Sold Date **12-Feb-26**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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