

## 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

4 OLIVE STREET MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$950,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

House

Suburb

Mornington

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

32A MITCHELL STREET MORNINGTON VIC 3931	\$925,000	17-Apr-25
120 PRINCE STREET MORNINGTON VIC 3931	\$950,000	18-Feb-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.

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**32A MITCHELL STREET  
MORNINGTON VIC 3931** 3  1  -

Sold Price

**\$925,000**

Sold Date

**17-Apr-25**

Distance

**0.2km****120 PRINCE STREET MORNINGTON  
VIC 3931** 3  1  2

Sold Price

**\$950,000**

Sold Date

**18-Feb-25**

Distance

**0.49km****RS** = Recent sale**UN** = Undisclosed Sale

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