

## 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

97 PRINCE 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

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Mornington

Period-from

01 Jun 2024

to

31 May 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

3/91 HERBERT STREET MORNINGTON VIC 3931	\$1,000,000	16-Jun-25
32A CARNOUSTIE GROVE MORNINGTON VIC 3931	\$1,200,000	24-Apr-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: 23 June 2025

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**3/91 HERBERT STREET  
MORNINGTON VIC 3931** 3  2  2Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **16-Jun-25**Distance **2.05km****32A CARNOUSTIE GROVE  
MORNINGTON VIC 3931** 3  2  2Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **24-Apr-25**Distance **0.88km****RS** = Recent sale**UN** = Undisclosed Sale

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