

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

2/38 Amelia Avenue, Mornington Vic 3931

Indicative selling price

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

Range between \$990,000

&

\$1,065,000

Median sale price

Median price \$1,067,500

Property Type Townhouse

Suburb Mornington

Period - From 02/06/2024

to

01/06/2025

Source Property Data

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	3a Sutton St MORNINGTON 3931	\$1,175,000	30/04/2025
2	1/62 Mitchell St MORNINGTON 3931	\$1,025,000	25/02/2025
3	3/12 Townsend La MORNINGTON 3931	\$970,000	21/02/2025

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:

02/06/2025 15:16