

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

2/6 NELSON 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

\$760,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2024

to

30 Jun 2025

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

1/6 NELSON STREET MORNINGTON VIC 3931	\$825,000	17-Mar-25
1/7-9 CORAL ROAD MORNINGTON VIC 3931	\$880,000	18-May-25
3/17 NAPLES STREET MORNINGTON VIC 3931	\$758,000	30-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.~~

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**1/6 NELSON STREET
MORNINGTON VIC 3931**

 2  2  2

Sold Price **\$825,000** Sold Date **17-Mar-25**

Distance **0km**



**1/7-9 CORAL ROAD MORNINGTON
VIC 3931**

 3  2  1

Sold Price **\$880,000** Sold Date **18-May-25**

Distance **0.42km**



**3/17 NAPLES STREET
MORNINGTON VIC 3931**

 3  1  2

Sold Price ^{RS} **\$758,000** Sold Date **30-Apr-25**

Distance **0.54km**

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

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