

## 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

936 NEPEAN HIGHWAY MORNINGTON VIC 3931

### Indicative selling price

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

Single Price

or range  
between

\$995,000

&

\$1,090,000

### 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

5 TYALLA GROVE MORNINGTON VIC 3931	\$1,050,300	29-Apr-25
30 TI-TREE GROVE MORNINGTON VIC 3931	\$1,080,000	12-Mar-25
32 STRACHANS ROAD MORNINGTON VIC 3931	\$1,000,000	01-May-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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### 5 TYALLA GROVE MORNINGTON VIC 3931

Sold Price **\$1,050,300** Sold Date **29-Apr-25**

- - -

Distance **0.42km**



### 30 TI-TREE GROVE MORNINGTON VIC 3931

Sold Price **\$1,080,000** Sold Date **12-Mar-25**

5 2 1

Distance **0.9km**



### 32 STRACHANS ROAD MORNINGTON VIC 3931

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **01-May-25**

2 1 1

Distance **1.05km**

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

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