

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

4/85 HERBERT 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

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

1/47 BELEURA HILL ROAD MORNINGTON VIC 3931	\$940,000	23-May-25
2/8 MACDONALD GROVE MORNINGTON VIC 3931	\$965,000	13-Feb-25
3/91 HERBERT STREET MORNINGTON VIC 3931	\$1,005,000	11-Mar-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: 16 June 2025



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**1/47 BELEURA HILL ROAD
MORNINGTON VIC 3931**

3 2 2

Sold Price ^{RS} **\$940,000** Sold Date **23-May-25**

Distance **0.77km**



**2/8 MACDONALD GROVE
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$965,000** Sold Date **13-Feb-25**

Distance **0.38km**



**3/91 HERBERT STREET
MORNINGTON VIC 3931**

3 2 2

Sold Price ^{RS} **\$1,005,000** Sold Date **11-Mar-25**

Distance **0.08km**

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

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