

# 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

3 Milewa Court, Mornington Vic 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,070,000

Property Type House

Suburb Mornington

Period - From 01/07/2024

to 30/06/2025

Source REIV

### 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	12 Sumak Rd MOUNT MARTHA 3934	\$1,285,000	11/06/2025
2	4a Alameda Av MORNINGTON 3931	\$1,200,000	17/03/2025
3			

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:

28/07/2025 11:45



3   1   3

**Property Type:** House  
**Land Size:** 537 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending June 2025: \$1,070,000

## Comparable Properties



**12 Sumak Rd MOUNT MARTHA 3934 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,285,000  
**Method:** Private Sale  
**Date:** 11/06/2025  
**Property Type:** House  
**Land Size:** 574 sqm approx



**4a Alameda Av MORNINGTON 3931 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 17/03/2025  
**Property Type:** House  
**Land Size:** 644 sqm approx

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.