

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

2/28 NAPIER 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Mornington

Period-from

01 Aug 2024

to

31 Jul 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

4/3 WOOD STREET MORNINGTON VIC 3931	\$512,000	11-Apr-25
2/12 CAMPBELL GROVE MORNINGTON VIC 3931	\$560,000	10-Apr-25
4/20 LUCERNE AVENUE MORNINGTON VIC 3931	-	17-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.~~

This Statement of Information was prepared on: 05 August 2025

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4/3 WOOD STREET MORNINGTON VIC 3931

 2  1  1

Sold Price

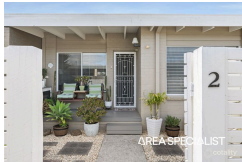
\$512,000

Sold Date

11-Apr-25

Distance

0.99km



2/12 CAMPBELL GROVE MORNINGTON VIC 3931

 2  1  1

Sold Price

\$560,000

Sold Date

10-Apr-25

Distance

1.39km



4/20 LUCERNE AVENUE MORNINGTON VIC 3931

 2  1  1

Sold Price

^{RS} ^{UN}
-

Sold Date

17-May-25

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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