

## 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

3/51 VAN NESS AVENUE 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

\$750,000

&

\$820,000

### 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

2/51 VAN NESS AVENUE MORNINGTON VIC 3931	\$800,000	15-Apr-25
5/7 CAROL STREET MORNINGTON VIC 3931	\$775,000	05-Apr-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.~~

This Statement of Information was prepared on: 12 June 2025

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## 2/51 VAN NESS AVENUE MORNINGTON VIC 3931

3 2 2

Sold Price <sup>RS</sup> **\$800,000** <sup>UN</sup> Sold Date **15-Apr-25**

Distance **0km**



## 5/7 CAROL STREET MORNINGTON VIC 3931

3 2 2

Sold Price **\$775,000** Sold Date **05-Apr-25**

Distance **0.64km**



## 3/17 NAPLES STREET MORNINGTON VIC 3931

3 1 2

Sold Price <sup>RS</sup> **\$758,000** Sold Date **30-Apr-25**

Distance **1.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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