

## 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

86 ROBERTSON DRIVE 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

\$700,000

or range  
between

&

### 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

3 WINDARRA COURT MORNINGTON VIC 3931	\$692,500	13-Mar-25
9 WARUKA COURT MORNINGTON VIC 3931	\$720,000	26-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: 09 July 2025

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**3 WINDARRA COURT  
MORNINGTON VIC 3931** 3  1  -

Sold Price

**\$692,500**

Sold Date

**13-Mar-25**

Distance

**0.19km****9 WARUKA COURT MORNINGTON  
VIC 3931** 3  1  -

Sold Price

**\$720,000**

Sold Date

**26-Apr-25**

Distance

**0.3km****RS** = Recent sale**UN** = Undisclosed Sale

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