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	2/15 Marine Avenue, Mornington Vic 3931
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,540,000	Range between	\$1,400,000	&	\$1,540,000	
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Median sale price

Median price	\$1,100,000	Pro	perty Type H	louse]	Suburb	Mornington
Period - From	01/04/2024	to	31/03/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	20 Marine Av MORNINGTON 3931	\$1,450,000	05/05/2025
2	1/667 Esplanade MORNINGTON 3931	\$1,480,000	12/03/2025
3	82A Wilsons Rd MORNINGTON 3931	\$1,500,000	20/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/06/2025 13:28













Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,540,000 **Median House Price**

Year ending March 2025: \$1,100.000

Comparable Properties



20 Marine Av MORNINGTON 3931 (REI)





Agent Comments

Price: \$1,450,000 Method: Private Sale Date: 05/05/2025 Property Type: House Land Size: 410 sqm approx

1/667 Esplanade MORNINGTON 3931 (VG)





Price: \$1,480,000 Method: Sale Date: 12/03/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



82A Wilsons Rd MORNINGTON 3931 (REI/VG)





Price: \$1,500,000 Method: Private Sale Date: 20/02/2025 Property Type: House Land Size: 337 sqm approx **Agent Comments**

Account - Marshall White | P: 03 9822 9999





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