

# 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

2/15 Marine 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)

Range between

\$1,400,000

&

\$1,540,000

### Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Mornington

Period - From

01/04/2024

to

31/03/2025

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	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 comparable properties 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



3 2 2

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

4 2 3

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)

Agent Comments

3 - -

Price: \$1,480,000  
Method: Sale  
Date: 12/03/2025  
Property Type: Flat/Unit/Apartment (Res)



82A Wilsons Rd MORNINGTON 3931 (REI/VG)

Agent Comments

4 2 1

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

Account - Marshall White | P: 03 9822 9999