

# 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

3/10 Naples Street, 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 \$1,300,000

&

\$1,430,000

### Median sale price

Median price \$1,087,500

Property Type Townhouse

Suburb Mornington

Period - From 23/07/2024

to

22/07/2025

Source

Property Data

### 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	20a Separation St MORNINGTON 3931	\$1,400,000	16/07/2025
2	20 Pender Av MORNINGTON 3931	\$1,355,000	05/07/2025
3	11a Karella Cr MORNINGTON 3931	\$1,380,000	04/03/2025

**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:

23/07/2025 11:05



3 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median Townhouse Price**  
23/07/2024 - 22/07/2025: \$1,087,500

## Comparable Properties

**20a Separation St MORNINGTON 3931 (REI)**

Agent Comments

4 2 2

**Price:** \$1,400,000  
**Method:**  
**Date:** 16/07/2025  
**Property Type:** House



**20 Pender Av MORNINGTON 3931 (REI)**

Agent Comments

3 2 2

**Price:** \$1,355,000  
**Method:** Auction Sale  
**Date:** 05/07/2025  
**Property Type:** House (Res)



**11a Karella Cr MORNINGTON 3931 (REI)**

Agent Comments

4 2 2

**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 04/03/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 278 sqm approx

**Account - Marshall White** | P: 03 9822 9999



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