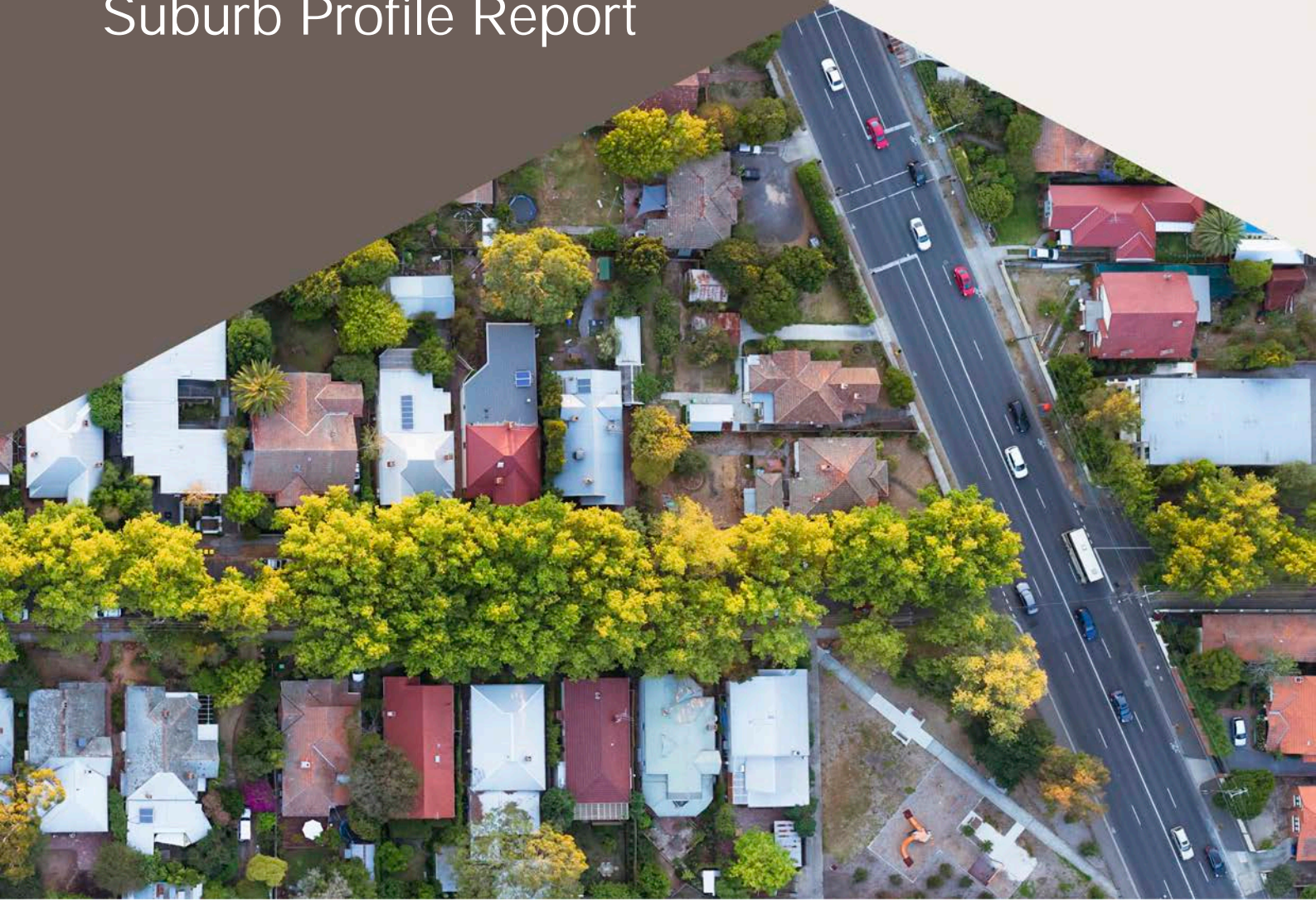


# Suburb Profile Report



## Mornington VIC 3931

Prepared on: 06 February 2018  
Prepared for: Everyone  
Prepared by: Janet McNeill  
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## MORNINGTON


**47km**

Distance from GPO


**22.4k**

Population

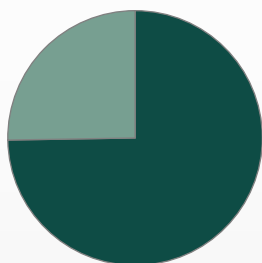
**↑6.1%**

5 year population change


**9 years**

Average length of ownership

25%



75%

 Owner Occupiers
  Renters


The size of Mornington is approximately 21 square kilometres. It has 51 parks covering nearly 9% of total area. The population of Mornington in 2006 was 21,129 people. By 2011 the population was 22,427 showing a population growth of 6.1% in the area during that time. The predominant age group in Mornington is 0-14 years. Households in Mornington are primarily couples with children and are likely to be repaying \$1800 - \$2400 per month on mortgage repayments. In general, people in Mornington work in a professional occupation. In 2006, 71.3% of the homes in Mornington were owner-occupied compared with 71.8% in 2011. Currently the median sales price of houses in the area is \$782,500.



Total dwellings



Total new listings\*



Median Value

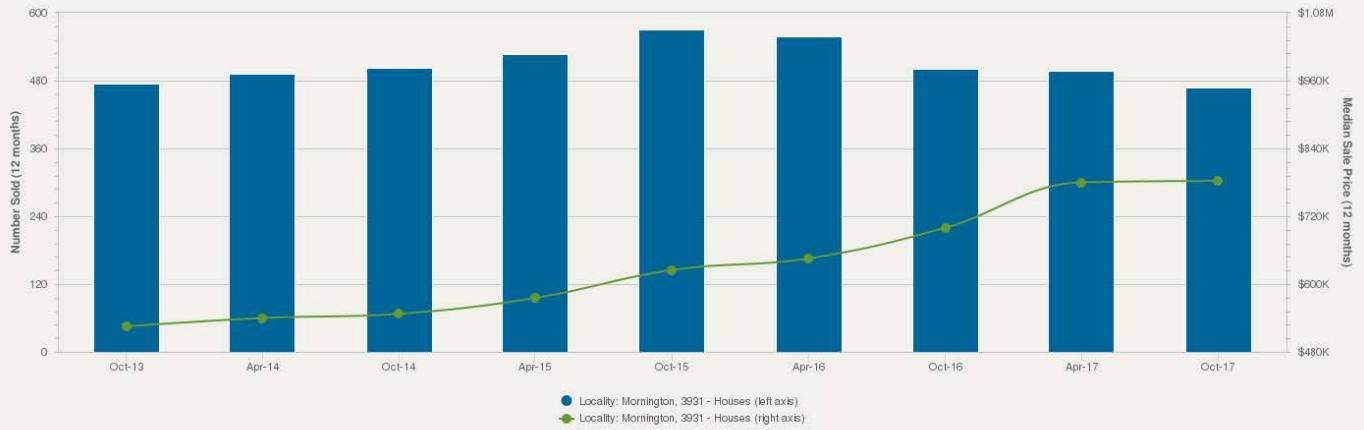
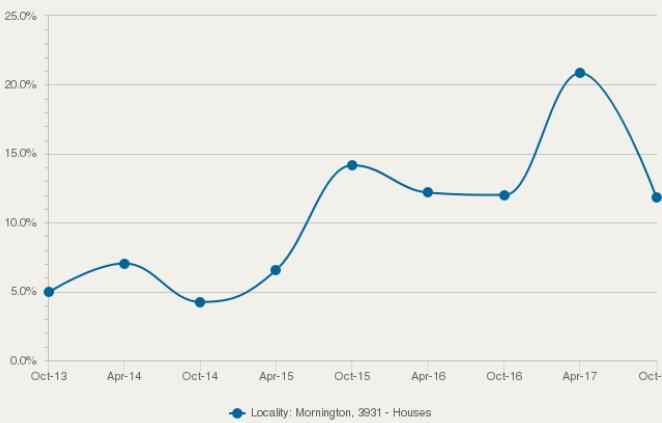


Total number currently listed


**7,971**
**377**
**\$786,625**
**87**

**3,991**
**164**
**\$582,088**
**73**

\*Total number of unique properties listed for sale over the past 12 months.


**HOUSES: FOR SALE**
**Number Sold vs. Median Sale Price**

**Change in Median Price**

**Average Days on Market vs. Average Vendor Discount**

**\$\$\$**

Upper Quartile Price\*

**\$1,045,000**

The 75th percentile sale price of sales over the past 12 months within the suburb.

**\$\$**

Median Price\*

**\$782,500**

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

**\$**







Lower Quartile Price\*

**\$628,000**

















The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period


















**HOUSES: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
 **4**
 **2**  
**BEDROOMS**
**RECENTLY SOLD**
 **15**

	<b>66 Adelaide Street Mornington VIC 3931</b> Listed on 01 Feb 2018 \$670,000 - \$730,000	 1  1  264m <sup>2</sup>		<b>23 Pamela Place Mornington VIC 3931</b> Sold on 19 Dec 2017 \$630,000	 2  2  588m <sup>2</sup>
	<b>7 Charles Farrer Court Mornington VIC 3931</b> Listed on 01 Feb 2018 \$600,000 - \$660,000	 2  2  504m <sup>2</sup>		<b>70 Robertson Drive Mornington VIC 3931</b> Sold on 15 Nov 2017 \$27,030	 -  -  566m <sup>2</sup>

 **43**
 **3**  
**BEDROOMS**
 **121**

	<b>13 Beal Place Mornington VIC 3931</b> Listed on 03 Feb 2018 \$790,000 - \$850,000	 2  2  716m <sup>2</sup>		<b>17 Cawarra Street Mornington VIC 3931</b> Sold on 02 Feb 2018 \$610,000*	 2  1  534m <sup>2</sup>
	<b>15 Cawarra Street Mornington VIC 3931</b> Listed on 03 Feb 2018 \$610,000 - \$640,000	 1  1  531m <sup>2</sup>		<b>2 Nelson Street Mornington VIC 3931</b> Sold on 02 Feb 2018 \$905,000*	 2  1  518m <sup>2</sup>

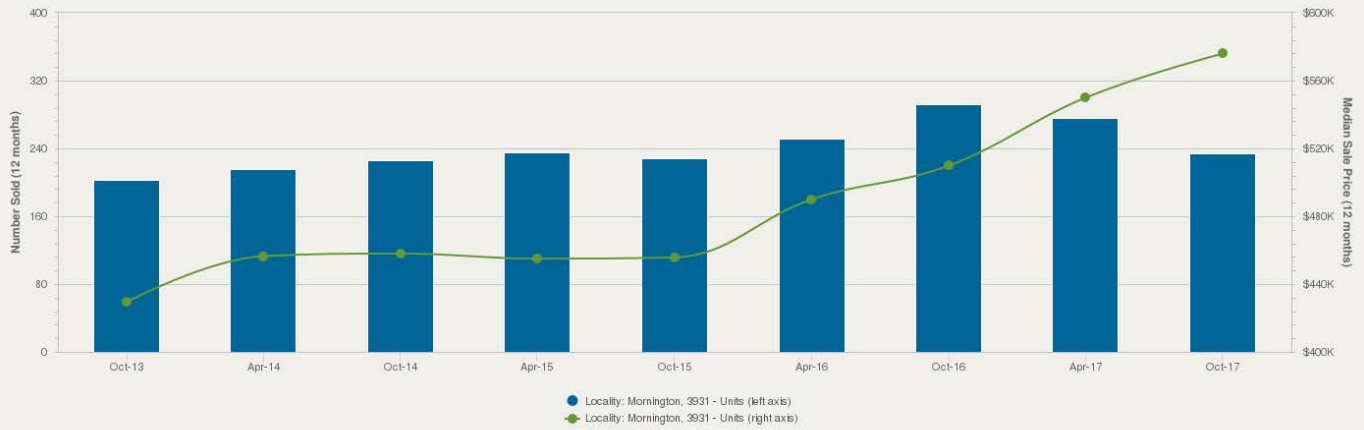
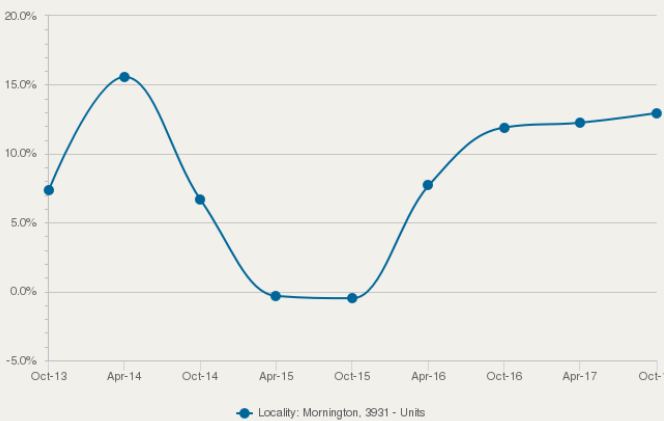
 **32**
 **4**  
**BEDROOMS**
 **65**

	<b>25 Gilga Street Mornington VIC 3931</b> Listed on 03 Feb 2018 AUCTION MARCH 3RD AT 11AM	 2  1  600m <sup>2</sup>		<b>2 Butler Avenue Mornington VIC 3931</b> Sold on 03 Feb 2018 Not Disclosed	 3  2  860m <sup>2</sup>
	<b>14A Olive Street Mornington VIC 3931</b> Listed on 03 Feb 2018 \$900,000-\$990,000	 2  2  474m <sup>2</sup>		<b>52 Waltham Drive Mornington VIC 3931</b> Sold on 03 Feb 2018 \$715,000*	 2  2  678m <sup>2</sup>



= number of houses currently On the Market or Sold within the last 6 months

\*Agent advised


**UNITS: FOR SALE**
**Number Sold vs. Median Sale Price**

**Change in Median Price**

**Average Days on Market vs. Average Vendor Discount**

**\$\$\$**

Upper Quartile Price\*

**\$738,250**

The 75th percentile sale price of sales over the past 12 months within the suburb.

**\$\$**

Median Price\*

**\$576,000**

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

**\$**

Lower Quartile Price\*

**\$452,500**

The 25th percentile sale price of sales over the past 12 months within the suburb.

*\*Statistics are calculated over a rolling 12 month period*


**UNITS: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
 **5**
 **1**  
BEDROOMS

**206/18-20 Main Street  
Mornington VIC 3931**

 Listed on 02 Feb 2018  
 Not Disclosed

**8/32 Spray Street  
Mornington VIC 3931**

 Listed on 30 Jan 2018  
 Price by Negotiation \$395,000 - \$430,000

**RECENTLY SOLD**
 **1**

**3/56 Tanti Avenue  
Mornington VIC 3931**

 Sold on 19 Dec 2017  
 \$386,000

 **34**
 **2**  
BEDROOMS

 **65**

**2/15 Brent Street  
Mornington VIC 3931**

 Listed on 02 Feb 2018  
 \$395,000 - \$430,000

**138/98 Bungower Road  
Mornington VIC 3931**

 Sold on 30 Jan 2018  
 \$200,000\*

**204/18-20 Main Street  
Mornington VIC 3931**

 Listed on 02 Feb 2018  
 Not Disclosed

**152/98 Bungower Road  
Mornington VIC 3931**

 Sold on 30 Jan 2018  
 \$240,000\*

 **28**
 **3**  
BEDROOMS

 **45**

**3/21 Kooyonga Grove  
Mornington VIC 3931**

 Listed on 04 Feb 2018  
 Auction

**43 Bentons Road  
Mornington VIC 3931**

 Sold on 24 Jan 2018  
 Not Disclosed

**1/13 Brent Street  
Mornington VIC 3931**

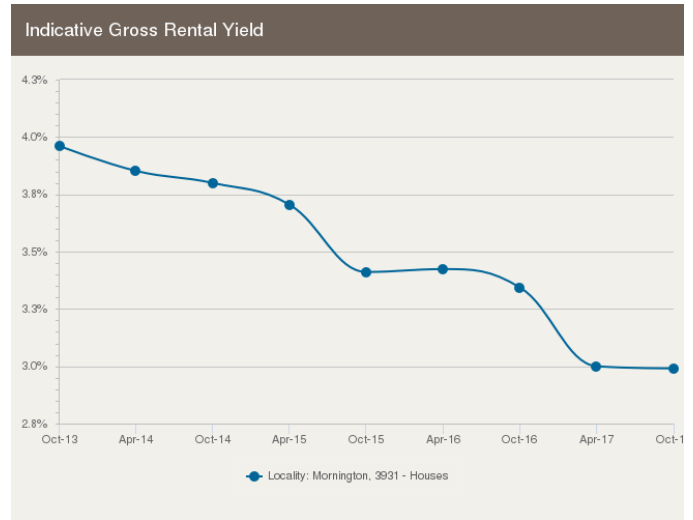
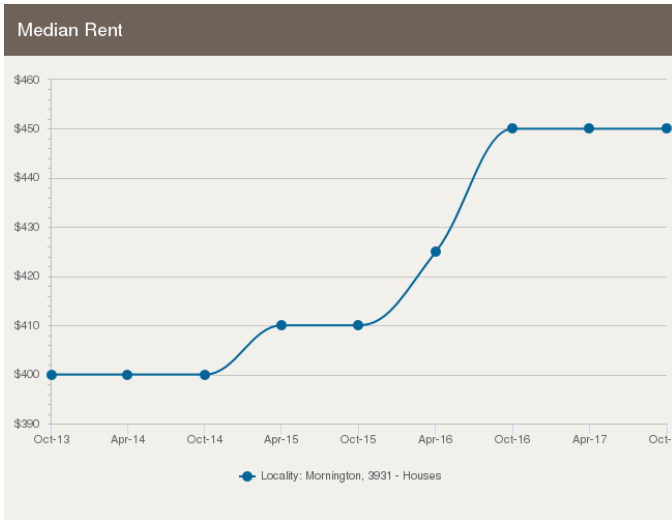
 Listed on 03 Feb 2018  
 \$700,000-\$730,000

**111/18-20 Main Street  
Mornington VIC 3931**









 Sold on 18 Jan 2018  
 \$1,200,000\*


= number of units currently On the Market or Sold within the last 6 months









\*Agent advised


**HOUSES: FOR RENT**










**HOUSES: RENTAL ACTIVITY SNAPSHOT**
**FOR RENT**
 **2**
 **2**  
 BEDROOMS

 <p><b>29 Strachans Road</b> Mornington VIC 3931</p> <p>Listed on 31 Jan 2018 \$300/W</p> <p>  2   1   613m<sup>2</sup> </p>	 <p><b>79 Beleura Hill Road</b> Mornington VIC 3931</p> <p>Listed on 29 Jan 2018 \$420/W</p> <p>  2   1   955m<sup>2</sup> </p>
--	--

 **27**
 **3**  
 BEDROOMS

 <p><b>4 Karella Crescent</b> Mornington VIC 3931</p> <p>Listed on 03 Feb 2018 \$370/W</p> <p>  1   1   587m<sup>2</sup> </p>	 <p><b>6 Gilga Street Mornington</b> VIC 3931</p> <p>Listed on 02 Feb 2018 \$340/W</p> <p>  2   1   556m<sup>2</sup> </p>
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 **5**
 **4**  
 BEDROOMS

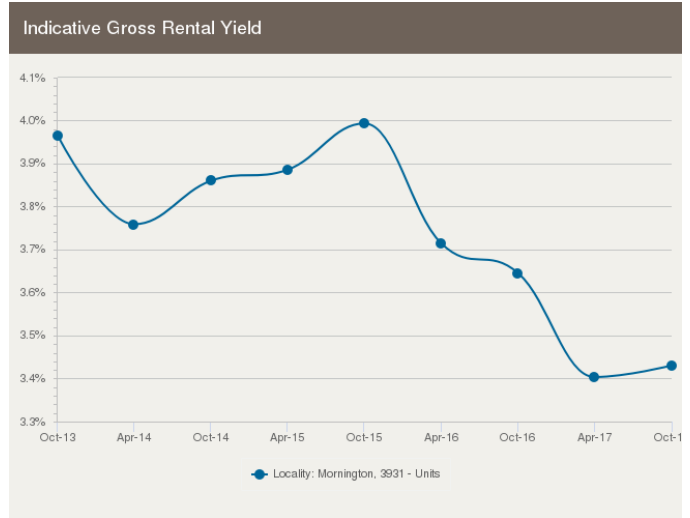
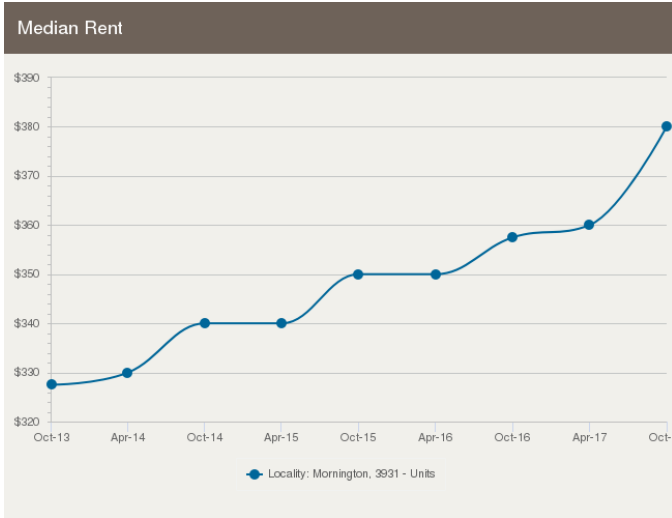
 <p><b>31 Brimbrim Crescent</b> Mornington VIC 3931</p> <p>Listed on 01 Feb 2018 - /W</p> <p>  3   2   965m<sup>2</sup> </p>	 <p><b>894 Nepean Highway</b> Mornington VIC 3931</p> <p>Listed on 31 Jan 2018 \$570/W</p> <p>  2   2   1,075m<sup>2</sup> </p>
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= number of houses observed as On the Market for Rent within the last month



## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

0

1  
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

32

2  
BEDROOMS

**1/14 Oakland Street  
Mornington VIC 3931**

Listed on 04 Feb 2018  
**\$400/W**

2  
 1  
 473m<sup>2</sup>

**6/94 Beleura Hill Road  
Mornington VIC 3931**

Listed on 03 Feb 2018  
**\$380/W**

1  
 1  
 323m<sup>2</sup>

13

3  
BEDROOMS

**1/16 Macdonald Grove  
Mornington VIC 3931**

Listed on 02 Feb 2018  
**\$490/W**

2  
 2  
 287m<sup>2</sup>

**3/16 Haig Street Mornington  
VIC 3931**

Listed on 01 Feb 2018  
**\$480/W**

2  
 2  
 235m<sup>2</sup>



= number of units observed as On the Market for Rent within the last month



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