

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

2/9 SEATON ROAD MORNINGTON VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,290,000

&

\$1,370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,054,800

Property type

House

Suburb

Mornington

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

5/3 KING STREET MORNINGTON VIC 3931	\$1,395,000	24-Sep-25
12 CANTERBURY STREET MORNINGTON VIC 3931	\$1,400,000	18-Aug-25
1/16 PITT STREET MORNINGTON VIC 3931	\$1,360,000	30-Jul-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: 29 October 2025



Janet McNeill

P 59771737

M 0419503327

E janet@mcneillrealestate.com.au



**5/3 KING STREET MORNINGTON
VIC 3931**

3 2 2

Sold Price ^{RS} **\$1,395,000** Sold Date **24-Sep-25**

Distance **2.08km**



**12 CANTERBURY STREET
MORNINGTON VIC 3931**

2 2 2

Sold Price **\$1,400,000** Sold Date **18-Aug-25**

Distance **2.26km**



**1/16 PITT STREET MORNINGTON
VIC 3931**

3 2 2

Sold Price **\$1,360,000** ^{RS UN} - Sold Date **30-Jul-25**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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