

# 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

15 NUNNS ROAD MORNINGTON VIC 3931

### Indicative selling price

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

Single Price

or range  
between

\$1,600,000

&

\$1,760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,035,000

Property type

House

Suburb

Mornington

Period-from

01 Nov 2024

to

31 Oct 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

1 MORNING MIST COURT MORNINGTON VIC 3931	\$1,650,000	21-Oct-25
25 MARINERS RETREAT MORNINGTON VIC 3931	\$1,700,000	01-Sep-25
23 VIEW STREET MORNINGTON VIC 3931	\$1,790,000	13-May-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: 10 November 2025



### 1 MORNING MIST COURT MORNINGTON VIC 3931

 5  2  5

Sold Price <sup>RS</sup> **\$1,650,000** Sold Date **21-Oct-25**

Distance **3.36km**



### 25 MARINERS RETREAT MORNINGTON VIC 3931

 4  2  3

Sold Price <sup>RS</sup> **\$1,700,000** <sup>UN</sup> Sold Date **01-Sep-25**

Distance **0.83km**



### 23 VIEW STREET MORNINGTON VIC 3931

 3  2  -

Sold Price **\$1,790,000** Sold Date **13-May-25**

Distance **0.09km**

**RS** = Recent sale **UN** = Undisclosed Sale

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