

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

2/30 MAXWELL STREET 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$759,000

Property type

Unit

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

12/40 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$850,000	06-Jul-25
3/8 TANGERINE COURT MOUNT MARTHA VIC 3934	\$800,000	28-Jun-25
5/57 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$891,000	28-Oct-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: 26 November 2025



**12/40 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

 3  2  2

Sold Price **\$850,000** Sold Date **06-Jul-25**

Distance **0.58km**



**3/8 TANGERINE COURT MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price **\$800,000** Sold Date **28-Jun-25**

Distance **1.79km**



**5/57 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

 3  2  2

Sold Price ^{RS} **\$891,000** Sold Date **28-Oct-25**

Distance **0.47km**

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

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