

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 Jan 2025

to

31 Dec 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

9 FULTON AVENUE MORNINGTON VIC 3931	\$1,220,000	14-Nov-25
12 CARNOUSTIE GROVE MORNINGTON VIC 3931	\$1,850,000	06-Oct-25
18A NAPLES STREET MORNINGTON VIC 3931	\$1,285,000	19-Dec-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.~~

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**9 FULTON AVENUE MORNINGTON
VIC 3931**

3 2 2

Sold Price

^{RS}

\$1,220,000

Sold Date

14-Nov-25

Distance

0.35km



**12 CARNOUSTIE GROVE
MORNINGTON VIC 3931**

3 2 2

Sold Price

\$1,850,000

Sold Date

06-Oct-25

Distance

0.31km



**18A NAPLES STREET
MORNINGTON VIC 3931**

3 2 2

Sold Price

^{RS}

\$1,285,000

Sold Date

19-Dec-25

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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