

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

3 BEDFORD PLACE 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

\$1,280,000

&

\$1,320,000

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

3 MILEWA COURT MORNINGTON VIC 3931	\$1,340,000	11-Jul-25
26A VAN NESS AVENUE MORNINGTON VIC 3931	\$1,300,000	30-Oct-25
25 CONEY HURST CRESCENT MORNINGTON VIC 3931	\$1,255,000	22-Aug-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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**3 MILEWA COURT MORNINGTON
VIC 3931**

4 2 2

Sold Price

\$1,340,000

Sold Date

11-Jul-25

Distance

0.44km



**26A VAN NESS AVENUE
MORNINGTON VIC 3931**

3 2 2

Sold Price

^{RS} **\$1,300,000**

Sold Date

30-Oct-25

Distance

0.1km



**25 CONEY HURST CRESCENT
MORNINGTON VIC 3931**

3 2 2

Sold Price

\$1,255,000

Sold Date

22-Aug-25

Distance

0.17km



**72 BENTONS ROAD MOUNT
MARTHA VIC 3934**

3 2 4

Sold Price

\$1,320,000

Sold Date

22-Oct-25

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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