

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

1/791 NEPEAN HIGHWAY 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

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

20 BEDFORD PLACE MORNINGTON VIC 3931	\$1,040,000	25-Nov-25
1/18 VAN NESS AVENUE MORNINGTON VIC 3931	\$1,050,000	11-Sep-25
1/60 MITCHELL STREET MORNINGTON VIC 3931	\$1,021,000	02-Sep-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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**20 BEDFORD PLACE
MORNINGTON VIC 3931**

4 2 2

Sold Price ^{RS} **\$1,040,000** Sold Date **25-Nov-25**

Distance **0.24km**



**1/18 VAN NESS AVENUE
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$1,050,000** Sold Date **11-Sep-25**

Distance **0.29km**



**1/60 MITCHELL STREET
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$1,021,000** Sold Date **02-Sep-25**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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