

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

House

Suburb

Mornington

Period-from

01 Feb 2025

to

31 Jan 2026

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 26A VAN NESS AVENUE MORNINGTON VIC 3931  | \$1,300,000 | 30-Oct-25 |
| 12 MOOMBA STREET MORNINGTON VIC 3931     | \$1,235,000 | 06-Feb-26 |
| 6 PORT PHILLIP DRIVE MORNINGTON VIC 3931 | \$1,250,000 | 03-Feb-26 |

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

3 2 2

Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **30-Oct-25**

Distance **0.1km**



**12 MOOMBA STREET  
MORNINGTON VIC 3931**

4 2 2

Sold Price <sup>RS</sup> **\$1,235,000** Sold Date **06-Feb-26**

Distance **0.75km**



**6 PORT PHILLIP DRIVE  
MORNINGTON VIC 3931**

4 2 2

Sold Price <sup>RS</sup> **\$1,250,000** <sup>UN</sup> Sold Date **03-Feb-26**

Distance **0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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