

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

\$830,000

&

\$913,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

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

8 TI-TREE GROVE MORNINGTON VIC 3931	\$980,000	17-Feb-26
21 SEACREST PLACE MOUNT MARTHA VIC 3934	\$860,000	06-Dec-25
3/61 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$880,000	31-Jan-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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**8 TI-TREE GROVE MORNINGTON
VIC 3931**

3 2 1

Sold Price

^{RS} **\$980,000**

Sold Date

17-Feb-26

Distance

0.29km



**21 SEACREST PLACE MOUNT
MARTHA VIC 3934**

3 2 2

Sold Price

\$860,000

Sold Date

06-Dec-25

Distance

1.17km



**3/61 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price

^{RS} **\$880,000**

Sold Date

31-Jan-26

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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