

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

1/769 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

\$1,050,000

&

\$1,150,000

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

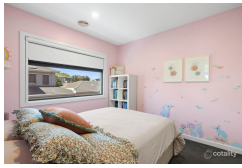
Date of sale

1/18 VAN NESS AVENUE MORNINGTON VIC 3931	\$1,050,000	11-Sep-25
9 FULTON AVENUE MORNINGTON VIC 3931	\$1,220,000	07-Nov-25
1/16 CROMDALE STREET MOUNT MARTHA VIC 3934	\$1,125,000	05-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.~~

This Statement of Information was prepared on: 23 February 2026



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

3 2 2

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

Distance **0.34km**



**9 FULTON AVENUE MORNINGTON
 VIC 3931**

3 2 2

Sold Price **\$1,220,000** Sold Date **07-Nov-25**

Distance **0.46km**



**1/16 CROMDALE STREET MOUNT
 MARTHA VIC 3934**

3 3 2

Sold Price ^{RS} **\$1,125,000** Sold Date **05-Feb-26**

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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