

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

7 MARINO COURT 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

&

\$1,400,000

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

8 SERENITY WAY MORNINGTON VIC 3931	\$1,300,000	19-Mar-25
47 WENSLEYDALE DRIVE MORNINGTON VIC 3931	\$1,400,000	02-Oct-25
21 NETHERCLIFT COURT MORNINGTON VIC 3931	\$1,300,000	05-Nov-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.~~

This Statement of Information was prepared on: 24 February 2026



**8 SERENITY WAY MORNINGTON
VIC 3931**

 4  2  2

Sold Price **\$1,300,000** Sold Date **19-Mar-25**

Distance **0.21km**



**47 WENSLEYDALE DRIVE
MORNINGTON VIC 3931**

 4  2  2

Sold Price **\$1,400,000** Sold Date **02-Oct-25**

Distance **0.32km**



**21 NETHERCLIFT COURT
MORNINGTON VIC 3931**

 5  3  3

Sold Price **\$1,300,000** Sold Date **05-Nov-25**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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