

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

\$900,000

&

\$990,000

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
1/65 STRACHANS ROAD MORNINGTON VIC 3931	\$950,000	19-Sep-25
2/8 DARCY STREET MORNINGTON VIC 3931	\$925,000	06-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: 24 February 2026



David Kershaw
P 03 5977 1737
M 0438 788 595
E david@mcneillrealestate.com.au



**8 TI-TREE GROVE MORNINGTON
VIC 3931**

3 2 1

Sold Price

^{RS} **\$980,000** Sold Date **17-Feb-26**

Distance **0.29km**



**1/65 STRACHANS ROAD
MORNINGTON VIC 3931**

3 2 2

Sold Price

\$950,000 Sold Date **19-Sep-25**

Distance **0.5km**



**2/8 DARCY STREET MORNINGTON
VIC 3931**

3 2 2

Sold Price

^{RS} **\$925,000** Sold Date **06-Feb-26**

Distance **0.82km**

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

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