

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Mornington

Period-from

01 Mar 2025

to

28 Feb 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

6 PORT PHILLIP DRIVE MORNINGTON VIC 3931	\$1,250,000	03-Feb-26
12 MOOMBA STREET MORNINGTON VIC 3931	\$1,235,000	06-Feb-26
115 MAXWELL STREET MORNINGTON VIC 3931	\$1,355,000	10-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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Janet McNeill

P 59771737

M 0419503327

E janet@mcneillrealestate.com.au



**6 PORT PHILLIP DRIVE
MORNINGTON VIC 3931**

4 2 2

Sold Price ^{RS} **\$1,250,000** ^{UN} Sold Date **03-Feb-26**

Distance **0.65km**



**12 MOOMBA STREET
MORNINGTON VIC 3931**

4 2 2

Sold Price ^{RS} **\$1,235,000** Sold Date **06-Feb-26**

Distance **0.75km**



**115 MAXWELL STREET
MORNINGTON VIC 3931**

4 2 2

Sold Price ^{RS} **\$1,355,000** Sold Date **10-Jan-26**

Distance **0.59km**



**13 EMERALD CLOSE MORNINGTON
VIC 3931**

4 2 2

Sold Price ^{RS} **\$1,240,000** Sold Date **19-Feb-26**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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