

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

2/76 HERBERT STREET 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

\$625,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2025

to

31 Mar 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

3/12 CAMPBELL GROVE MORNINGTON VIC 3931	\$660,000	25-Mar-26
5/11-13 JOHNS ROAD MORNINGTON VIC 3931	\$690,000	10-Mar-26
3/76 HERBERT STREET MORNINGTON VIC 3931	\$650,000	27-May-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: 09 April 2026



**3/12 CAMPBELL GROVE
MORNINGTON VIC 3931**

 2  1  1

Sold Price ^{RS} **\$660,000** Sold Date **25-Mar-26**

Distance **0.42km**



**5/11-13 JOHNS ROAD
MORNINGTON VIC 3931**

 2  1  1

Sold Price ^{RS} **\$690,000** Sold Date **10-Mar-26**

Distance **2.19km**



**3/76 HERBERT STREET
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$650,000** Sold Date **27-May-25**

Distance **0km**

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

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