

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

\$1,091,000

Property type

House

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 KARLEEN COURT MORNINGTON VIC 3931	\$1,255,000	06-Mar-26
13 EMERALD CLOSE MORNINGTON VIC 3931	\$1,240,000	19-Feb-26
6 PORT PHILLIP DRIVE MORNINGTON VIC 3931	\$1,250,000	03-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: 13 April 2026



Janet McNeill

P 59771737

M 0419503327

E janet@mcneillrealestate.com.au



**3 KARLEEN COURT MORNINGTON
VIC 3931**

Sold Price

^{RS}

\$1,255,000

Sold Date

06-Mar-26

3 2 3

Distance

0.05km



**13 EMERALD CLOSE MORNINGTON
VIC 3931**

Sold Price

^{RS}

\$1,240,000

Sold Date

19-Feb-26

4 2 2

Distance

1.19km



**6 PORT PHILLIP DRIVE
MORNINGTON VIC 3931**

Sold Price

\$1,250,000

Sold Date

03-Feb-26

4 2 2

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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