

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,265,000

### 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

2 NETHERCLIFT COURT MORNINGTON VIC 3931	\$1,200,000	29-Oct-25
21 NETHERCLIFT COURT MORNINGTON VIC 3931	\$1,300,000	05-Nov-25
16 CREIGHTON WAY MORNINGTON VIC 3931	\$1,200,000	29-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: 25 April 2026



**2 NETHERCLIFT COURT  
MORNINGTON VIC 3931**

 4  2  2

Sold Price **\$1,200,000** Sold Date **29-Oct-25**

Distance **0.33km**



**21 NETHERCLIFT COURT  
MORNINGTON VIC 3931**

 5  3  3

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

Distance **0.3km**



**16 CREIGHTON WAY  
MORNINGTON VIC 3931**

 4  2  2

Sold Price **\$1,200,000** Sold Date **29-Nov-25**

Distance **0.21km**

RS = Recent sale      UN = Undisclosed Sale

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