

## 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

12 OLIVE STREET 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

\$1,279,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,107,500

Property type

House

Suburb

Mornington

Period-from

01 May 2025

to

30 Apr 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

9 FULTON AVENUE MORNINGTON VIC 3931	\$1,220,000	07-Nov-25
10 GEORGE STREET MORNINGTON VIC 3931	\$1,340,000	14-Dec-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.

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**9 FULTON AVENUE MORNINGTON**  
**VIC 3931**

Sold Price

**\$1,220,000**

Sold Date

**07-Nov-25**

3 2 2

Distance

**0.22km**



**10 GEORGE STREET MORNINGTON**  
**VIC 3931**

Sold Price

**\$1,340,000**

Sold Date

**14-Dec-25**

3 2 1

Distance

**0.32km**

RS = Recent sale

UN = Undisclosed Sale

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