

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

\$1,107,500

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

3 KARLEEN COURT MORNINGTON VIC 3931	\$1,255,000	06-Mar-26
5 BEAL PLACE MORNINGTON VIC 3931	\$1,240,000	11-May-26
2 HYGIEIA COURT MORNINGTON VIC 3931	\$1,220,000	26-Mar-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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**3 KARLEEN COURT MORNINGTON
VIC 3931**

3 2 3

Sold Price

^{RS}

\$1,255,000

Sold Date

06-Mar-26

Distance

0.05km



**5 BEAL PLACE MORNINGTON VIC
3931**

4 2 2

Sold Price

^{RS}

\$1,240,000

Sold Date

11-May-26

Distance

0.86km



**2 HYGEIA COURT MORNINGTON
VIC 3931**

3 3 2

Sold Price

\$1,220,000

Sold Date

26-Mar-26

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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