

## 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

1/769 NEPEAN HIGHWAY 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

\$895,000

&

\$984,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$811,250

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2025

to

31 May 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

1 CAHN PLACE MORNINGTON VIC 3931	\$890,000	02-May-26
1/791 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$900,000	11-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.

This Statement of Information was prepared on: 13 June 2026



**1 CAHN PLACE MORNINGTON VIC 3931**

Sold Price

<sup>RS</sup> **\$890,000**

Sold Date **02-May-26**

 3  2  2

Distance **1.24km**



**1/791 NEPEAN HIGHWAY MORNINGTON VIC 3931**

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date **11-Mar-26**

 3  2  2

Distance **0.19km**

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

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