

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

4/87 BARKLY STREET 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,250

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2025

to

30 Jun 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

2/113 PRINCE STREET MORNINGTON VIC 3931	\$825,000	07-Jan-26
2/2-4 PITT STREET MORNINGTON VIC 3931	\$782,000	24-Mar-26
2/61 STRACHANS ROAD MORNINGTON VIC 3931	\$780,000	05-Jun-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: 03 July 2026



**2/113 PRINCE STREET
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$825,000** Sold Date **07-Jan-26**

Distance **1.88km**



**2/2-4 PITT STREET MORNINGTON
VIC 3931**

 2  1  1

Sold Price **\$782,000** Sold Date **24-Mar-26**

Distance **1.5km**



**2/61 STRACHANS ROAD
MORNINGTON VIC 3931**

 3  1  2

Sold Price ^{RS} **\$780,000** Sold Date **05-Jun-26**

Distance **1.87km**

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

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