

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

2/7 SUNNINGDALE AVENUE 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

\$1,120,000

&

\$1,230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

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

1/16 CROMDALE STREET MOUNT MARTHA VIC 3934	\$1,125,000	22-Jan-26
7/2 BENTONS ROAD MOUNT MARTHA VIC 3934	\$1,125,000	03-Jun-26
3/46 STRACHANS ROAD MORNINGTON VIC 3931	\$1,250,000	21-Apr-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: 09 July 2026



**1/16 CROMDALE STREET MOUNT
 MARTHA VIC 3934**

 3  3  2

Sold Price **\$1,125,000** Sold Date **22-Jan-26**

Distance **0.26km**



**7/2 BENTONS ROAD MOUNT
 MARTHA VIC 3934**

 3  2  2

Sold Price ^{RS} **\$1,125,000** Sold Date **03-Jun-26**

Distance **0.3km**



**3/46 STRACHANS ROAD
 MORNINGTON VIC 3931**

 4  2  2

Sold Price ^{RS} **\$1,250,000** Sold Date **21-Apr-26**

Distance **1.11km**

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

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