

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

8/9 BLAKE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,000

Property type

Unit

Suburb

Mornington

Period-from

01 Sep 2024

to

31 Aug 2025

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

2/761-763 ESPLANADE MORNINGTON VIC 3931	\$860,000	18-Aug-25
12/776-779 ESPLANADE MORNINGTON VIC 3931	\$850,000	26-Mar-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.

This Statement of Information was prepared on: 19 September 2025



2/761-763 ESPLANADE MORNINGTON VIC 3931

2 1 1

Sold Price

^{RS} **\$860,000**

Sold Date

18-Aug-25

Distance

0.56km



12/776-779 ESPLANADE MORNINGTON VIC 3931

2 1 1

Sold Price

^{RS} **\$850,000**

Sold Date

26-Mar-25

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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