

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

3/20 BEATTY PARADE 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$759,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2024

to

31 Oct 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

3/74 NUNNS ROAD MORNINGTON VIC 3931	690000	04-Oct-25
11/49-53 SEPARATION STREET MORNINGTON VIC 3931	665000	11-Nov-25
4/28 NAPIER STREET MORNINGTON VIC 3931	680000	21-Aug-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: 14 November 2025

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**3/74 NUNNS ROAD MORNINGTON
 VIC 3931**

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Sold Price

^{RS} **690000**

Sold Date **04-Oct-25**

Distance **1.6km**



**11/49-53 SEPARATION STREET
 MORNINGTON VIC 3931**

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Sold Price

^{RS} **665000**

Sold Date **11-Nov-25**

Distance **0.7km**



**4/28 NAPIER STREET
 MORNINGTON VIC 3931**

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Sold Price

680000

Sold Date **21-Aug-25**

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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