

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

17/786 ESPLANADE 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,000

Property type

Unit

Suburb

Mornington

Period-from

01 Aug 2024

to

31 Jul 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

2/14 TANTI AVENUE MORNINGTON VIC 3931	\$1,150,000	12-Jun-25
3A SUTTON STREET MORNINGTON VIC 3931	\$1,175,000	30-Apr-25
12/20 MAIN STREET MORNINGTON VIC 3931	\$1,180,000	22-Jul-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: 26 August 2025



2/14 TANTI AVENUE MORNINGTON Sold Price **\$1,150,000** Sold Date **12-Jun-25**
VIC 3931

2 2 2

Distance **0.49km**



3A SUTTON STREET MORNINGTON Sold Price **\$1,175,000** Sold Date **30-Apr-25**
VIC 3931

3 - 2

Distance **0.45km**



12/20 MAIN STREET MORNINGTON Sold Price ^{RS} **\$1,180,000** Sold Date **22-Jul-25**
VIC 3931

2 2 1

Distance **0.13km**

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

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