

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

4/939 NEPEAN HIGHWAY 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

\$595,000

&

\$650,000

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

5/949 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$626,000	18-Aug-25
6/30-32 OAKLAND STREET MORNINGTON VIC 3931	\$645,000	01-Jul-25

OR

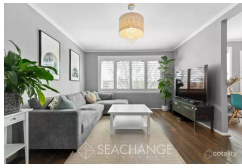
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 19 November 2025

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**5/949 NEPEAN HIGHWAY
MORNINGTON VIC 3931**
 2  1  1

Sold Price

\$626,000

Sold Date

18-Aug-25

Distance

0.15km

**6/30-32 OAKLAND STREET
MORNINGTON VIC 3931**
 2  1  1

Sold Price

\$645,000

Sold Date

01-Jul-25

Distance

1.43km
RS = Recent sale

UN = Undisclosed Sale

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