

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

3/19 VENICE 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,750

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2025

to

31 May 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

4/5 SHELLEY STREET MORNINGTON VIC 3931	\$880,000	14-Jan-25
1/20 HAIG STREET MORNINGTON VIC 3931	\$920,000	31-Dec-25
1/11 BRENT STREET MORNINGTON VIC 3931	\$925,000	23-May-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: 05 June 2026



4/5 SHELLEY STREET MORNINGTON VIC 3931

3 2 1

Sold Price **\$880,000** Sold Date **14-Jan-25**

Distance **0.63km**



1/20 HAIG STREET MORNINGTON VIC 3931

3 1 2

Sold Price **\$920,000** Sold Date **31-Dec-25**

Distance **0.99km**



1/11 BRENT STREET MORNINGTON VIC 3931

3 1 2

Sold Price **\$925,000** Sold Date **23-May-25**

Distance **1.03km**

RS = Recent sale UN = Undisclosed Sale

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