

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

4/28 MAIN 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

\$830,000

&

\$880,000

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

6/2 ROSS STREET MORNINGTON VIC 3931	\$875,000	06-Jun-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: 18 August 2025

Marcus Gollings
P 5975 4555
M 0422 236 990
E marcus@mcewingpartners.com



6/2 ROSS STREET MORNINGTON VIC 3931

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Sold Price ^{RS} **\$875,000** ^{UN} Sold Date **06-Jun-25**

Distance **0.02km**

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

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