

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

3/4 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

\$1,325,000

&

\$1,425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Mornington

Period-from

01 Dec 2024

to

30 Nov 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

| | | |
|--|-------------|-----------|
| 5/3 KING STREET MORNINGTON VIC 3931 | \$1,395,000 | 24-Sep-25 |
| 1A BEATTY PARADE MORNINGTON VIC 3931 | \$1,377,111 | 30-Aug-25 |
| 86 BELEURA HILL ROAD MORNINGTON VIC 3931 | \$1,350,000 | 31-Oct-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: 17 December 2025

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**5/3 KING STREET MORNINGTON
VIC 3931**

 3  2  2

Sold Price **\$1,395,000** Sold Date **24-Sep-25**

Distance **0.99km**



**1A BEATTY PARADE MORNINGTON
VIC 3931**

 3  3  1

Sold Price **\$1,377,111** Sold Date **30-Aug-25**

Distance **0.08km**



**86 BELEURA HILL ROAD
MORNINGTON VIC 3931**

 4  2  2

Sold Price ^{RS} **\$1,350,000** Sold Date **31-Oct-25**

Distance **0.74km**

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

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