

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

2/22 WELLINGTON 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

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,250

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

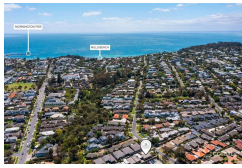
1/93 HERBERT STREET MORNINGTON VIC 3931	895000	09-Jan-26
1/6 BEACH GROVE MORNINGTON VIC 3931	925000	10-Feb-26
23/20 MAIN STREET MORNINGTON VIC 3931	1165000	09-Apr-26

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 June 2026

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1/93 HERBERT STREET MORNINGTON VIC 3931

2 2 2

Sold Price **895000** Sold Date **09-Jan-26**

Distance **0.22km**



1/6 BEACH GROVE MORNINGTON VIC 3931

2 1 1

Sold Price **925000** Sold Date **10-Feb-26**

Distance **0.32km**



23/20 MAIN STREET MORNINGTON VIC 3931

2 2 1

Sold Price ^{RS} **1165000** ^{UN} Sold Date **09-Apr-26**

Distance **0.85km**

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

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