

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

8 CAROL 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,105,000

Property type

House

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 TARA COURT MORNINGTON VIC 3931	\$868,000	13-Mar-26
16 WEBER DRIVE MORNINGTON VIC 3931	\$972,000	30-Jan-26
17 KIANDRA STREET MORNINGTON VIC 3931	\$950,000	14-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: 23 June 2026

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4 TARA COURT MORNINGTON VIC 3931

4 1 2

Sold Price

\$868,000

Sold Date

13-Mar-26

Distance

0.39km



16 WEBER DRIVE MORNINGTON VIC 3931

3 2 1

Sold Price

\$972,000

Sold Date

30-Jan-26

Distance

0.42km



17 KIANDRA STREET MORNINGTON VIC 3931

3 1 1

Sold Price

\$950,000

Sold Date

14-Apr-26

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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