

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

1 NAPIER 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,007,737

Property type

House

Suburb

Mornington

Period-from

01 Sep 2024

to

31 Aug 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

2 DOWNWARD STREET MORNINGTON VIC 3931	\$1,085,000	30-Jun-25
51 DAVA DRIVE MORNINGTON VIC 3931	\$1,220,000	22-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: 22 September 2025



2 DOWNWARD STREET MORNINGTON VIC 3931

3 2 2

Sold Price **\$1,085,000** Sold Date **30-Jun-25**

Distance **0.39km**



51 DAVA DRIVE MORNINGTON VIC 3931

3 2 2

Sold Price ^{RS} **\$1,220,000** Sold Date **22-May-25**

Distance **0.93km**

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

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