

## 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

21 KARELLA CRESCENT MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,525,000

&

\$1,625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Mornington

Period-from

01 Mar 2025

to

28 Feb 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

78 BENTONS ROAD MOUNT MARTHA VIC 3934	\$1,535,000	20-Jan-26
29A MITCHELL STREET MORNINGTON VIC 3931	\$1,550,000	26-Feb-26
29 PENDER AVENUE MORNINGTON VIC 3931	\$1,680,000	28-Feb-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.~~

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Grace Green  
 P 0359754555  
 M 0426655594  
 E grace@mcewingpartners.com



**78 BENTONS ROAD MOUNT  
 MARTHA VIC 3934**

4 2 2

Sold Price **\$1,535,000** Sold Date **20-Jan-26**

Distance **1.71km**



**29A MITCHELL STREET  
 MORNINGTON VIC 3931**

4 2 2

Sold Price <sup>RS</sup> **\$1,550,000** Sold Date **26-Feb-26**

Distance **0.5km**



**29 PENDER AVENUE  
 MORNINGTON VIC 3931**

4 2 2

Sold Price <sup>RS</sup> **\$1,680,000** Sold Date **28-Feb-26**

Distance **0.85km**

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

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