

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

3/20 LUCERNE AVENUE 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,750

Property type

Unit

Suburb

Mornington

Period-from

01 May 2025

to

30 Apr 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

4/20 LUCERNE AVENUE MORNINGTON VIC 3931	\$555,000	12-May-25
3/28 LUCERNE AVENUE MORNINGTON VIC 3931	\$560,000	20-Oct-25
1/12 CAMPBELL GROVE MORNINGTON VIC 3931	\$565,000	26-Feb-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: 08 May 2026



**4/20 LUCERNE AVENUE
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$555,000** Sold Date **12-May-25**

Distance **0km**

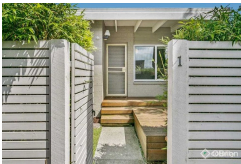


**3/28 LUCERNE AVENUE
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$560,000** Sold Date **20-Oct-25**

Distance **0.09km**



**1/12 CAMPBELL GROVE
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$565,000** Sold Date **26-Feb-25**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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