

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

2/2 ALAMEDA 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2025

to

30 Jun 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

2/38 VAN NESS AVENUE MORNINGTON VIC 3931	\$675,000	10-Mar-26
5/11-13 JOHNS ROAD MORNINGTON VIC 3931	\$690,000	21-Feb-26
1/49 VAN NESS AVENUE MORNINGTON VIC 3931	\$635,000	13-May-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: 08 July 2026



**2/38 VAN NESS AVENUE
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$675,000** Sold Date **10-Mar-26**

Distance **0.33km**



**5/11-13 JOHNS ROAD
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$690,000** Sold Date **21-Feb-26**

Distance **0.89km**



**1/49 VAN NESS AVENUE
MORNINGTON VIC 3931**

 2  1  1

Sold Price ^{RS} **\$635,000** Sold Date **13-May-26**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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