

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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Mornington

Period-from

01 Aug 2025

to

31 Jul 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

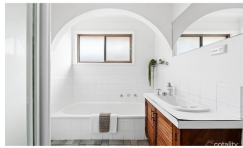
Date of sale

3/53 VAN NESS AVENUE MORNINGTON VIC 3931	\$595,000	20-Mar-25
6/32 ADELAIDE STREET MORNINGTON VIC 3931	\$580,000	27-Apr-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: 20 August 2026



3/53 VAN NESS AVENUE MORNINGTON VIC 3931

 2  1  1

Sold Price **\$595,000** Sold Date **20-Mar-25**

Distance **0.46km**



6/32 ADELAIDE STREET MORNINGTON VIC 3931

 2  1  1

Sold Price **\$580,000** Sold Date **27-Apr-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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