

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

7/1034 NEPEAN HIGHWAY 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,250

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2025

to

31 May 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

76/150 MORNINGTON-TYABB ROAD MORNINGTON VIC 3931	\$565,000	23-Jan-26
6/5 BARKLY STREET MORNINGTON VIC 3931	\$525,000	02-May-26
1/32 ADELAIDE STREET MORNINGTON VIC 3931	\$590,000	01-Jun-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: 25 June 2026



**76/150 MORNINGTON-TYABB
ROAD MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$565,000** Sold Date **23-Jan-26**

Distance **1.61km**



**6/5 BARKLY STREET
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$525,000** Sold Date **02-May-26**

Distance **1.7km**



**1/32 ADELAIDE STREET
MORNINGTON VIC 3931**

 2  1  1

Sold Price ^{RS} **\$590,000** Sold Date **01-Jun-26**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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