

## 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

3/45 BARKLY STREET 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

\$700,000

&

\$770,000

### 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

10/25 BARKLY STREET MORNINGTON VIC 3931	\$725,000	25-Feb-26
5/96-98 BELEURA HILL ROAD MORNINGTON VIC 3931	\$750,000	08-Apr-26
2/17 NAPLES STREET MORNINGTON VIC 3931	\$706,000	04-Mar-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: 07 May 2026

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10/25 BARKLY STREET  
MORNINGTON VIC 3931

2 1 1

Sold Price **\$725,000** Sold Date **25-Feb-26**

Distance **0.17km**



5/96-98 BELEURA HILL ROAD  
MORNINGTON VIC 3931

2 1 1

Sold Price <sup>RS</sup> **\$750,000** Sold Date **08-Apr-26**

Distance **1.25km**



2/17 NAPLES STREET  
MORNINGTON VIC 3931

2 1 1

Sold Price **\$706,000** Sold Date **04-Mar-26**

Distance **0.71km**

RS = Recent sale      UN = Undisclosed Sale

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