

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

1/10 GLENEAGLES 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

\$1,000,000

&

\$1,100,000

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

1/5 TI-TREE GROVE MORNINGTON VIC 3931	\$1,040,000	02-Mar-26
6A KURANGA COURT MORNINGTON VIC 3931	\$1,090,000	17-Oct-25
34 DAVA DRIVE MORNINGTON VIC 3931	\$1,060,000	22-Oct-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: 28 August 2026



1/5 TI-TREE GROVE MORNINGTON VIC 3931

Sold Price

\$1,040,000

Sold Date

02-Mar-26



3



2



2

Distance

0.17km



6A KURANGA COURT MORNINGTON VIC 3931

Sold Price

\$1,090,000

Sold Date

17-Oct-25



3



2



1

Distance

0.4km



34 DAVA DRIVE MORNINGTON VIC 3931

Sold Price

\$1,060,000

Sold Date

22-Oct-25



3



2



1

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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