

## 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

1/11 BRENT STREET MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

6 GLENEAGLES AVENUE MORNINGTON VIC 3931	\$860,000	02-Apr-25
120 PRINCE STREET MORNINGTON VIC 3931	\$950,000	18-Feb-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: 05 May 2025



## 6 GLENEAGLES AVENUE MORNINGTON VIC 3931

 3  1  1

Sold Price <sup>RS</sup> **\$860,000** <sup>UN</sup> Sold Date **02-Apr-25**

Distance **1.32km**



## 120 PRINCE STREET MORNINGTON VIC 3931

 3  1  2

Sold Price **\$950,000** Sold Date **18-Feb-25**

Distance **1.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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