

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

1/21 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,250

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2025

to

30 Jun 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

12A TI-TREE GROVE MORNINGTON VIC 3931	\$1,225,000	21-Aug-25
13A MOONA AVENUE MORNINGTON VIC 3931	\$1,250,000	07-Oct-25
3/46 STRACHANS ROAD MORNINGTON VIC 3931	\$1,250,000	21-Apr-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: 06 July 2026



12A TI-TREE GROVE MORNINGTON VIC 3931

Sold Price

\$1,225,000

Sold Date

21-Aug-25



3



2



2

Distance

0.72km



13A MOONA AVENUE MORNINGTON VIC 3931

Sold Price

\$1,250,000

Sold Date

07-Oct-25



3



2



1

Distance

0.75km



3/46 STRACHANS ROAD MORNINGTON VIC 3931

Sold Price

^{RS}
\$1,250,000

Sold Date

21-Apr-26



4



2



2

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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