

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 KOOYONGA GROVE 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

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

2/30 MAXWELL STREET MORNINGTON VIC 3931	\$860,000	19-Dec-25
1/21 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$910,000	27-Feb-26
1/18A GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$925,000	18-Feb-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 May 2026



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**2/30 MAXWELL STREET
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$860,000** Sold Date **19-Dec-25**

Distance **0.66km**



**1/21 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price ^{RS} **\$910,000** Sold Date **27-Feb-26**

Distance **0.7km**



**1/18A GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price **\$925,000** Sold Date **18-Feb-26**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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