

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

1/3 VAN NESS 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

\$1,499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,091,000

Property type

Other

Suburb

Mornington

Period-from

01 Apr 2025

to

31 Mar 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

78 BENTONS ROAD MOUNT MARTHA VIC 3934	\$1,535,000	20-Jan-26
29A MITCHELL STREET MORNINGTON VIC 3931	\$1,550,000	26-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: 30 April 2026

Ryan Baker

P 0421046287

M 0421046287

E ryan.baker@obrienrealestate.com.au



**78 BENTONS ROAD MOUNT
MARTHA VIC 3934**

 4  2  2

Sold Price **\$1,535,000** Sold Date **20-Jan-26**

Distance **1.02km**

Notes from your agent

this home is the same side of the highway on a slightly bigger block of land and is a bigger house. However is slightly older.



**29A MITCHELL STREET
MORNINGTON VIC 3931**

 4  2  2

Sold Price ^{RS} **\$1,550,000** Sold Date **26-Feb-26**

Distance **0.3km**

Notes from your agent

this home is a similar size home and land size however is not brand new and is beach side of the highway.

RS = Recent sale

UN = Undisclosed Sale

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