

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

12 HALCYON RISE 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

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,107,500

Property type

House

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

21 KATHLEEN CRESCENT MORNINGTON VIC 3931	\$1,510,000	12-Feb-26
3 SABO PLACE MOUNT MARTHA VIC 3934	\$1,400,000	27-Mar-26
15 BELDARRY COURT MOUNT MARTHA VIC 3934	\$1,500,000	09-Dec-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: 12 May 2026

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**21 KATHLEEN CRESCENT
MORNINGTON VIC 3931**

 4  2  2

Sold Price **\$1,510,000** Sold Date **12-Feb-26**

Distance **0.2km**



**3 SABO PLACE MOUNT MARTHA
VIC 3934**

 3  2  3

Sold Price ^{RS} **\$1,400,000** Sold Date **27-Mar-26**

Distance **1.22km**



**15 BELDARRY COURT MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price **\$1,500,000** Sold Date **09-Dec-25**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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