

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

13 LONGWOOD DRIVE 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Mornington

Period-from

01 Sep 2025

to

31 Aug 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

22 ALLCHIN AVENUE MORNINGTON VIC 3931	\$1,150,000	21-Jul-26
8 EMERALD CLOSE MORNINGTON VIC 3931	\$1,200,000	09-Jun-26
7 CONEY HURST CRESCENT MORNINGTON VIC 3931	\$1,175,000	25-Aug-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: 10 September 2026



22 ALLCHIN AVENUE MORNINGTON VIC 3931

4 2 2

Sold Price **\$1,150,000** Sold Date **21-Jul-26**

Distance **0.39km**

Notes from your agent

Similar floorplan and access to the yard but this home, in my opinion requires at least \$50,000 - \$100,000 worth of work to bring it to the same standard as 13 Longwood Drive.



8 EMERALD CLOSE MORNINGTON VIC 3931

4 2 2

Sold Price **\$1,200,000** Sold Date **09-Jun-26**

Distance **0.65km**

Notes from your agent

Sold off market by me. Same floorplan but on a bigger block and has a pool. But this house was greatly neglected. 13 Longwood is a level above this.



7 CONEY HURST CRESCENT MORNINGTON VIC 3931

4 2 2

Sold Price ^{RS} **\$1,175,000** Sold Date **25-Aug-26**

Distance **1.74km**

Notes from your agent

Sold off market by me. Same floorplan but this house was neglected as it was a deceased estate. 13 Longwood is a level above this.

RS = Recent sale

UN = Undisclosed Sale

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