

## 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

14 MOONRISE PLACE MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

House

Suburb

Mornington

Period-from

01 Aug 2025

to

31 Jul 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 32 SUMMERFIELD DRIVE MORNINGTON VIC 3931  | \$1,650,000 | 21-Mar-26 |
| 6 AQUARIUS COURT MORNINGTON VIC 3931      | \$1,565,000 | 25-May-26 |
| 108 SUMMERFIELD DRIVE MORNINGTON VIC 3931 | \$1,575,000 | 17-Jun-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: 25 August 2026



**32 SUMMERFIELD DRIVE  
MORNINGTON VIC 3931**

5 2 2

Sold Price **\$1,650,000** Sold Date **21-Mar-26**

Distance **0.21km**



**6 AQUARIUS COURT  
MORNINGTON VIC 3931**

5 2 2

Sold Price **\$1,565,000** Sold Date **25-May-26**

Distance **0.1km**



**108 SUMMERFIELD DRIVE  
MORNINGTON VIC 3931**

5 2 2

Sold Price **\$1,575,000** Sold Date **17-Jun-26**

Distance **0.69km**

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

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