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	17/1034 NEPEAN HIGHWAY 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	$670,000	&	$737,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$760,000	Property type	Unit	Suburb	Mornington
Period-from	01 Mar 2025	to	28 Feb 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
3/32 ALAMEDA AVENUE MORNINGTON VIC 3931	$710,000	27-Nov-25
26/110 BUNGOWER ROAD MORNINGTON VIC 3931	$725,000	02-Sep-25
36/110 BUNGOWER ROAD MORNINGTON VIC 3931	$318,000	13-Jan-14

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: 02 March 2026

OBrien Real Estate

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3/32 ALAMEDA AVENUE MORNINGTON VIC 3931

3 1 2

Sold Price **$710,000** Sold Date **27-Nov-25**

Distance **1.65km**

26/110 BUNGOWER ROAD MORNINGTON VIC 3931

3 2 2

Sold Price **$725,000** Sold Date **02-Sep-25**

Distance **1.35km**

36/110 BUNGOWER ROAD MORNINGTON VIC 3931

2 1 1

Sold Price **$318,000** Sold Date **13-Jan-14**

Distance **1.35km**

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

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