

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

2/11-13 BAYVIEW ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,250

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2025

to

31 May 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

6/21-23 VAN NESS AVENUE MORNINGTON VIC 3931	\$632,000	19-Mar-26
3/5 WOOD STREET MORNINGTON VIC 3931	\$670,000	03-Mar-26
1/49 VAN NESS AVENUE MORNINGTON VIC 3931	\$635,000	13-May-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 June 2026



6/21-23 VAN NESS AVENUE MORNINGTON VIC 3931

 2  1  1

Sold Price **\$632,000** Sold Date **19-Mar-26**

Distance **0.31km**



3/5 WOOD STREET MORNINGTON VIC 3931

 2  1  1

Sold Price **\$670,000** Sold Date **03-Mar-26**

Distance **0.39km**



1/49 VAN NESS AVENUE MORNINGTON VIC 3931

 2  1  1

Sold Price ^{RS} **\$635,000** Sold Date **13-May-26**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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