

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

2/13 BENTONS 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

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

34/99 BENTONS ROAD MORNINGTON VIC 3931	\$750,000	31-Mar-26
2/38 VAN NESS AVENUE MORNINGTON VIC 3931	\$675,000	10-Mar-26
17/2A BENTONS ROAD MOUNT MARTHA VIC 3934	\$780,000	10-Apr-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: 31 August 2026



**34/99 BENTONS ROAD
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$750,000** Sold Date **31-Mar-26**

Distance **0.95km**



**2/38 VAN NESS AVENUE
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$675,000** Sold Date **10-Mar-26**

Distance **0.98km**



**17/2A BENTONS ROAD MOUNT
MARTHA VIC 3934**

 2  1  2

Sold Price **\$780,000** Sold Date **10-Apr-26**

Distance **0.11km**

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

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