

## 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

20 BOWMAN DRIVE 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

\$1,080,000

&

\$1,180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,115,000

Property type

House

Suburb

Mornington

Period-from

01 Jul 2025

to

30 Jun 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 35 WENSLEYDALE DRIVE MORNINGTON VIC 3931 | \$1,125,000 | 22-Jun-26 |
| 20 BOTANY WALK MORNINGTON VIC 3931       | \$1,135,000 | 09-Apr-26 |
| 6 PLAYFIELD GROVE MORNINGTON VIC 3931    | \$1,170,000 | 01-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: 29 July 2026

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**35 WENSLEYDALE DRIVE  
MORNINGTON VIC 3931**

 4  2  2

Sold Price

<sup>RS</sup>

**\$1,125,000**

Sold Date

**22-Jun-26**

Distance

**0.29km**



**20 BOTANY WALK MORNINGTON  
VIC 3931**

 3  2  2

Sold Price

**\$1,135,000**

Sold Date

**09-Apr-26**

Distance

**0.78km**



**6 PLAYFIELD GROVE  
MORNINGTON VIC 3931**

 4  2  2

Sold Price

**\$1,170,000**

Sold Date

**01-May-26**

Distance

**0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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