

## 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

25 SANDERLING CRESCENT 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

\$640,000

&

\$700,000

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 24 SANDERLING CRESCENT MORNINGTON VIC 3931 | \$667,000 | 09-May-25 |
| 5 LINNET COURT MORNINGTON VIC 3931         | \$692,000 | 12-Jun-25 |
| 10 GILGA STREET MORNINGTON VIC 3931        | \$680,000 | 18-Dec-25 |

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: 14 July 2026

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## 24 SANDERLING CRESCENT MORNINGTON VIC 3931

3 1 1

Sold Price **\$667,000** Sold Date **09-May-25**

Distance **0.06km**



## 5 LINNET COURT MORNINGTON VIC 3931

3 1 4

Sold Price **\$692,000** Sold Date **12-Jun-25**

Distance **0.08km**



## 10 GILGA STREET MORNINGTON VIC 3931

3 1 -

Sold Price **\$680,000** Sold Date **18-Dec-25**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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