

# 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

3/10 Naples Street, Mornington Vic 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,067,500

Property Type

Townhouse

Suburb

Mornington

Period - From

29/05/2024

to

28/05/2025

Source

Property Data

### 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 six 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
1	20 Marine Av MORNINGTON 3931	\$1,450,000	05/05/2025
2	10A Dulnain St MOUNT MARTHA 3934	\$1,438,000	12/04/2025
3	82A Wilsons Rd MORNINGTON 3931	\$1,500,000	20/02/2025

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 six months.~~

This Statement of Information was prepared on:

29/05/2025 10:10



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median Townhouse Price**  
29/05/2024 - 28/05/2025: \$1,067,500

## Comparable Properties



**20 Marine Av MORNINGTON 3931 (REI)**

**Agent Comments**



**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 05/05/2025  
**Property Type:** House  
**Land Size:** 410 sqm approx



**10A Dulnain St MOUNT MARTHA 3934 (REI)**

**Agent Comments**



**Price:** \$1,438,000  
**Method:** Private Sale  
**Date:** 12/04/2025  
**Property Type:** House



**82A Wilsons Rd MORNINGTON 3931 (REI/VG)**

**Agent Comments**



**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 20/02/2025  
**Property Type:** House  
**Land Size:** 337 sqm approx

**Account - Marshall White | P: 03 9822 9999**



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