

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 RUBY COVE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,107,500

Property type

House

Suburb

Mornington

Period-from

01 May 2025

to

30 Apr 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

9 MEADOW CREST CIRCUIT MOUNT MARTHA VIC 3934	\$875,000	12-May-26
187 DUNNS ROAD MOUNT MARTHA VIC 3934	\$865,000	22-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.

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**9 MEADOW CREST CIRCUIT
MOUNT MARTHA VIC 3934**

 3  2  2

Sold Price ^{RS} **\$875,000** Sold Date **12-May-26**

Distance **0.66km**



**187 DUNNS ROAD MOUNT
MARTHA VIC 3934**

 4  2  2

Sold Price **\$865,000** Sold Date **22-Dec-25**

Distance **1.23km**

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

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