

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 Silverwood Drive, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,800,000

&

\$3,050,000

Median sale price

Median price \$1,237,500

Property Type House

Suburb Mornington

Period - From 01/04/2026

to

30/06/2026

Source REIV

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.~~

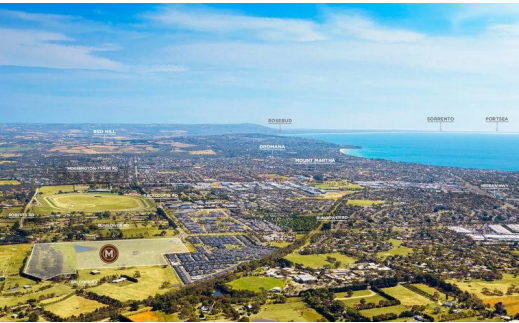
Address of comparable property		Price	Date of sale
1	14 Tallis Dr MORNINGTON 3931	\$3,000,000	16/04/2026
2			
3			

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:

14/07/2026 09:31



Property Type: House
Land Size: 2134 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,050,000
Median House Price
June quarter 2026: \$1,237,500

Comparable Properties



14 Tallis Dr MORNINGTON 3931 (REI/VG)

Agent Comments



Price: \$3,000,000
Method: Private Sale
Date: 16/04/2026
Property Type: House (Res)
Land Size: 1328 sqm approx

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.