

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

41A GLENEAGLES AVENUE 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Mornington

Period-from

01 Sep 2025

to

31 Aug 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

32 FULTON AVENUE MORNINGTON VIC 3931	\$1,430,000	06-Aug-26
4 ELLERSTON WAY MORNINGTON VIC 3931	\$1,457,000	05-May-26
84A STRACHANS ROAD MORNINGTON VIC 3931	\$1,450,000	28-Apr-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: 15 September 2026

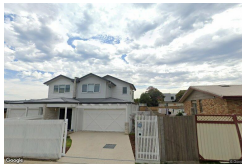

**32 FULTON AVENUE
MORNINGTON VIC 3931**
 3  2  2

Sold Price ^{RS} **\$1,430,000** Sold Date **06-Aug-26**

Distance **0.21km**

**4 ELLERSTON WAY MORNINGTON
VIC 3931**
 3  2  2

Sold Price **\$1,457,000** Sold Date **05-May-26**

Distance **0.12km**

**84A STRACHANS ROAD
MORNINGTON VIC 3931**
 3  2  2

Sold Price **\$1,450,000** Sold Date **28-Apr-26**

Distance **0.45km**
RS = Recent sale

UN = Undisclosed Sale

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