

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

5/23 EXFORD DRIVE 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

\$789,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

Other

Suburb

Mornington

Period-from

01 Aug 2025

to

31 Jul 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

5/96-98 BELEURA HILL ROAD MORNINGTON VIC 3931	\$750,000	09-Apr-26
3/41 VAN NESS AVENUE MORNINGTON VIC 3931	\$800,000	23-Jul-26
6/247 DUNNS ROAD MORNINGTON VIC 3931	\$825,000	28-May-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: 12 August 2026

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**5/96-98 BELEURA HILL ROAD
MORNINGTON VIC 3931**

 2  1  1

Sold Price

\$750,000

Sold Date **09-Apr-26**

Distance

1.28km



**3/41 VAN NESS AVENUE
MORNINGTON VIC 3931**

 3  2  2

Sold Price

^{RS} **\$800,000**

Sold Date **23-Jul-26**

Distance

2.81km



**6/247 DUNNS ROAD
MORNINGTON VIC 3931**

 3  2  2

Sold Price

\$825,000

Sold Date **28-May-26**

Distance

2.9km

RS = Recent sale

UN = Undisclosed Sale

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