

## 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 BRENT STREET MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$840,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Mornington

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

1/11 BRENT STREET MORNINGTON VIC 3931	\$931,500	02-May-23
188 OSBORNE DRIVE MOUNT MARTHA VIC 3934	\$925,000	22-Apr-25
6 ROBERTSON DRIVE MORNINGTON VIC 3931	\$823,000	17-Feb-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.

This Statement of Information was prepared on: 05 June 2025



**1/11 BRENT STREET MORNINGTON  
VIC 3931**

3 1 2

Sold Price

**\$931,500**

Sold Date **02-May-23**

Distance

**0.06km**



**188 OSBORNE DRIVE MOUNT  
MARTHA VIC 3934**

3 2 2

Sold Price

<sup>RS</sup> **\$925,000**

Sold Date **22-Apr-25**

Distance

**1.58km**



**6 ROBERTSON DRIVE  
MORNINGTON VIC 3931**

4 1 1

Sold Price

<sup>RS</sup> **\$823,000** <sup>UN</sup>

Sold Date **17-Feb-25**

Distance

**1.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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