

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 BROXBOURNE BRAE 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

\$1,195,000

&

\$1,314,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

House

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

7 MARINO COURT MORNINGTON VIC 3931	\$1,190,000	13-May-26
4 TENNIS COURT MORNINGTON VIC 3931	\$1,210,000	08-Mar-26
13 BEN DRIVE MORNINGTON VIC 3931	\$1,305,000	23-Jun-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: 28 August 2026



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**7 MARINO COURT MORNINGTON
VIC 3931**

4 2 2

Sold Price **\$1,190,000** Sold Date **13-May-26**

Distance **0.69km**



**4 TENNIS COURT MORNINGTON
VIC 3931**

4 2 2

Sold Price **\$1,210,000** Sold Date **08-Mar-26**

Distance **0.74km**



**13 BEN DRIVE MORNINGTON VIC
3931**

4 2 2

Sold Price ^{RS} **\$1,305,000** Sold Date **23-Jun-26**

Distance **1.28km**

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

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