

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 GLENDENNING RISE 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

\$890,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,115,000

Property type

House

Suburb

Mornington

Period-from

01 Jul 2025

to

30 Jun 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

8 PARKHURST STREET MORNINGTON VIC 3931	\$925,000	09-May-26
9 MEADOW CREST CIRCUIT MOUNT MARTHA VIC 3934	\$875,000	12-May-26
23 DOROTHY CRESCENT MORNINGTON VIC 3931	\$950,000	10-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: 23 July 2026



8 PARKHURST STREET
 MORNINGTON VIC 3931

 3

 2

 2

Sold Price
 \$925,000
 Sold Date
 09-May-26

Distance
 0.33km



9 MEADOW CREST CIRCUIT
 MOUNT MARTHA VIC 3934

 3

 2

 2

Sold Price
 ^{RS}\$875,000
 Sold Date
 12-May-26

Distance
 1.58km



23 DOROTHY CRESCENT
 MORNINGTON VIC 3931

 3

 2

 2

Sold Price
 \$950,000
 Sold Date
 10-Apr-26

Distance
 0.35km

RS = Recent sale
 UN = Undisclosed Sale

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