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

8 Benambra Street, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,100,000	Pro	Property Type Hou		ISE		Suburb	Mornington	
Period - From	01/04/2024	to	31/03/2025		So	urce	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	9 Acacia St MOUNT MARTHA 3934	\$1,155,000	29/04/2025
2	38 Killingholme Dr MORNINGTON 3931	\$1,185,000	15/04/2025
3	22 Caversham Dr MORNINGTON 3931	\$1,180,000	26/02/2025

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 six months.

This Statement of Information was prepared on:

26/05/2025 11:32







Property Type: Divorce/Estate/Family Transfers Land Size: 535 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending March 2025: \$1,100,000

Comparable Properties

9 Acacia St MOUNT MARTHA 3934 (REI) 9 Acacia St MOUNT MARTHA 3934 (REI) 9 Acacia St MOUNT MARTHA 3934 (REI) 9 Acacia St MOUNT MARTHA 3934 (REI) 1 9 Acacia St MOU	Agent Comments
38 Killingholme Dr MORNINGTON 3931 (REI) Image: Price: 2 Price: \$1,185,000 Method: Private Sale Date: 15/04/2025 Property Type: House Land Size: 679 sqm approx	Agent Comments
22 Caversham Dr MORNINGTON 3931 (REI) 4 2 2 2 Price: \$1,180,000 Method: Private Sale Date: 26/02/2025 Property Type: House Land Size: 730 sqm approx	Agent Comments

Account - Marshall White | P: 03 9822 9999



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