

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 Lucas Place, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,116,000

Property Type House

Suburb Mornington

Period - From 01/04/2025

to

31/03/2026

Source 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.

	Address of comparable property	Price	Date of sale
1	32 Summerfield Dr MORNINGTON 3931	\$1,650,000	21/03/2026
2	4 Ellabella Way MORNINGTON 3931	\$1,750,000	05/03/2026
3	13 Joanne Way MORNINGTON 3931	\$1,750,000	20/12/2025

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:

30/04/2026 10:49



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
Year ending March 2026: \$1,116,000

Comparable Properties



32 Summerfield Dr MORNINGTON 3931 (REI)

Agent Comments

5 2 2

Price: \$1,650,000
Method: Private Sale
Date: 21/03/2026
Property Type: House
Land Size: 1284 sqm approx



4 Ellabella Way MORNINGTON 3931 (REI)

Agent Comments

5 3 2

Price: \$1,750,000
Method: Private Sale
Date: 05/03/2026
Property Type: House
Land Size: 1136 sqm approx



13 Joanne Way MORNINGTON 3931 (REI)

Agent Comments

4 2 2

Price: \$1,750,000
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 1097 sqm approx

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