

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

8B Morell Street, Mornington Vic 3931

Indicative selling price

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

Range between \$2,195,000

&

\$2,395,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Mornington

Period - From 01/07/2025

to

30/06/2026

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	22 Morell St MORNINGTON 3931	\$2,700,000	10/06/2026
2	20A Morven St MORNINGTON 3931	\$2,125,000	18/03/2026
3			

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:

23/07/2026 12:55



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,195,000 - \$2,395,000
Median House Price
Year ending June 2026: \$1,200,000

Comparable Properties



22 Morell St MORNINGTON 3931 (REI)

Agent Comments

3 2 2

Price: \$2,700,000
Method: Private Sale
Date: 10/06/2026
Property Type: House (Res)
Land Size: 520 sqm approx



20A Morven St MORNINGTON 3931 (REI/VG)

Agent Comments

5 2 2

Price: \$2,125,000
Method: Private Sale
Date: 18/03/2026
Property Type: House
Land Size: 777 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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