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	2/681 ESPLANADE 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$756,000	Property type	Unit	Suburb	Mornington
Period-from	01 Oct 2024	to	30 Sep 2025	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
1/4 TURNBULL STREET MORNINGTON VIC 3931	$1,105,000	16-Jun-25
1/50 DAVA DRIVE MORNINGTON VIC 3931	$1,185,000	12-Jun-25
4/16 DULNAIN STREET MOUNT MARTHA VIC 3934	$1,190,000	14-Aug-25

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: 24 October 2025

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1/4 TURNBULL STREET MORNINGTON VIC 3931

3 2 2

Sold Price **$1,105,000** Sold Date **16-Jun-25**

Distance **1.11km**



1/50 DAVA DRIVE MORNINGTON VIC 3931

3 2 2

Sold Price **$1,185,000** Sold Date **12-Jun-25**

Distance **1.21km**



4/16 DULNAIN STREET MOUNT MARTHA VIC 3934

4 2 2

Sold Price **$1,190,000** Sold Date **14-Aug-25**

Distance **1.79km**

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

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