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	3/28 LUCERNE AVENUE 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	$540,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$758,000	Property type	Unit	Suburb	Mornington
Period-from	01 Sep 2024	to	31 Aug 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
6/32 ADELAIDE STREET MORNINGTON VIC 3931	$580,000	27-Apr-25
3/4 MARINE AVENUE MORNINGTON VIC 3931	$590,000	02-May-25
4/20 LUCERNE AVENUE MORNINGTON VIC 3931	$555,000	12-May-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: 26 September 2025

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6/32 ADELAIDE STREET MORNINGTON VIC 3931

2 1 1

Sold Price **$580,000** Sold Date **27-Apr-25**

Distance **1.75km**



3/4 MARINE AVENUE MORNINGTON VIC 3931

2 1 1

Sold Price **$590,000** Sold Date **02-May-25**

Distance **1.24km**



4/20 LUCERNE AVENUE MORNINGTON VIC 3931

2 1 1

Sold Price **$555,000** Sold Date **12-May-25**

Distance **0.09km**

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

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