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	4 YACHT COURT 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	$1,295,000	&	$1,420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$758,000	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
1/16 PITT STREET MORNINGTON VIC 3931	$1,360,000	30-Jul-25
20A SEPARATION STREET MORNINGTON VIC 3931	$1,400,000	16-Jul-25
12 CANTERBURY STREET MORNINGTON VIC 3931	$1,400,000	18-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: 02 October 2025

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1/16 PITT STREET MORNINGTON VIC 3931

3 2 2

Sold Price RS **$1,360,000** UN
Sold Date **30-Jul-25**
Distance **0.75km**



20A SEPARATION STREET MORNINGTON VIC 3931

4 2 2

Sold Price RS **$1,400,000**
Sold Date **16-Jul-25**
Distance **0.96km**



12 CANTERBURY STREET MORNINGTON VIC 3931

2 2 2

Sold Price **$1,400,000**
Sold Date **18-Aug-25**
Distance **1.04km**

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

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