FROG PROPERTY
Sales & Management

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: **43 Alameda 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 **$1,175,000** & **$1,250,000**

Median sale price

Median price **$1,182,500** | Property type House | Suburb Seaford

Period - From 01 July 2025 to 30 September 2025 | Source pricefinder

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
183 Bentons Road, Mornington VIC 3931	$1,100,000	17/08/2025
60 Van Ness Avenue, Mornington VIC 3931	$1,500,000	06/08/2025
42 Tallis Drive, Mornington VIC 3931	$1,325,000	14/10/2025

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: 31 October 2025