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 PENDER 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	$890,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$760,000	Property type	Unit	Suburb	Mornington
Period-from	01 Jan 2025	to	31 Dec 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
850 NEPEAN HIGHWAY MORNINGTON VIC 3931	$900,000	10-Dec-25
97 PRINCE STREET MORNINGTON VIC 3931	$920,000	04-Sep-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.

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850 NEPEAN HIGHWAY MORNINGTON VIC 3931

3 2 2

Sold Price RS $900,000 Sold Date 10-Dec-25

Distance 0.26km



97 PRINCE STREET MORNINGTON VIC 3931

3 2 2

Sold Price $920,000 Sold Date 04-Sep-25

Distance 0.65km

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

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