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	5 ALFRED STREET 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	$1,350,000	&	$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$759,000	Property type	Unit	Suburb	Mornington
Period-from	01 Dec 2024	to	30 Nov 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
5/3 KING STREET MORNINGTON VIC 3931	$1,395,000	24-Sep-25
9A MARINE AVENUE MORNINGTON VIC 3931	$1,215,000	20-Oct-25
3/10 NAPLES STREET MORNINGTON VIC 3931	$1,250,000	20-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.~~

This Statement of Information was prepared on: 03 December 2025

Mark Logue
M 0418374834
E mark.logue@belleproperty.com



5/3 KING STREET MORNINGTON VIC 3931

3 2 2

Sold Price RS **$1,395,000** Sold Date **24-Sep-25**

Distance **0.16km**



9A MARINE AVENUE MORNINGTON VIC 3931

3 2 2

Sold Price RS **$1,215,000** UN Sold Date **20-Oct-25**

Distance **0.5km**



3/10 NAPLES STREET MORNINGTON VIC 3931

3 2 2

Sold Price **$1,250,000** Sold Date **20-Sep-25**

Distance **0.88km**

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

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