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	6/85 HERBERT 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	$880,000	&	$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$813,750	Property type	Unit	Suburb	Mornington
Period-from	01 May 2025	to	30 Apr 2026	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
2/105 TANTI AVENUE MORNINGTON VIC 3931	$950,000	05-Mar-26

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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2/105 TANTI AVENUE MORNINGTON VIC 3931

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Sold Price **$950,000** Sold Date **05-Mar-26**

Distance **0.16km**

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

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