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	4/85 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	$895,000	&	$980,000

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
1/54 HERBERT STREET MORNINGTON VIC 3931	$1,090,000	04-Aug-25
2/38 AMELIA AVENUE MORNINGTON VIC 3931	$967,500	11-Sep-25
2/125 BARKLY STREET MORNINGTON VIC 3931	$895,000	21-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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1/54 HERBERT STREET
MORNINGTON VIC 3931

3 2 2

Sold Price **$1,090,000** Sold Date **04-Aug-25**

Distance **0.34km**



2/38 AMELIA AVENUE
MORNINGTON VIC 3931

3 2 2

Sold Price RS **$967,500** UN Sold Date **11-Sep-25**

Distance **0.5km**



2/125 BARKLY STREET
MORNINGTON VIC 3931

3 2 2

Sold Price RS **$895,000** Sold Date **21-Aug-25**

Distance **0.51km**

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

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