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<br>Including suburb and postcode | 21 CAVERSHAM DRIVE 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

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,040,000 | Property type | House | Suburb | Mornington |
| Period-from | 01 Sep 2024 | to | 31 Aug 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 |
|---|---|---|
| 38 KILLINGHOLME DRIVE MORNINGTON VIC 3931 | $1,185,000 | 08-Apr-25 |
| 5 ORRONG COURT MORNINGTON VIC 3931 | $1,175,000 | 27-Jul-25 |
| 57 MARRIOTT DRIVE MOUNT MARTHA VIC 3934 | $1,210,000 | 19-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: 01 September 2025

OBrien Real Estate

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**38 KILLINGHOLME DRIVE MORNINGTON VIC 3931**

4 2 2

Sold Price **$1,185,000** Sold Date **08-Apr-25**

Distance **0.58km**



**5 ORRONG COURT MORNINGTON VIC 3931**

4 2 2

Sold Price RS **$1,175,000** Sold Date **27-Jul-25**

Distance **0.71km**



**57 MARRIOTT DRIVE MOUNT MARTHA VIC 3934**

4 2 2

Sold Price RS **$1,210,000** UN Sold Date **19-Aug-25**

Distance **0.82km**

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

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