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	7/25 HAMPDEN 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	$625,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	Unit	Suburb	Mornington
Period-from	01 Feb 2024	to	31 Jan 2025	Source	Corelogic

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
6/65 HERBERT STREET MORNINGTON VIC 3931	$625,000	07-Dec-24
7/57 HERBERT STREET MORNINGTON VIC 3931	$645,000	31-Oct-24
4/17 LUCERNE AVENUE MORNINGTON VIC 3931	$615,000	25-Nov-24

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: 26 February 2025

OBrien Real Estate

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6/65 HERBERT STREET MORNINGTON VIC 3931

3 1 1

Sold Price **$625,000** Sold Date **07-Dec-24**

Distance **0.86km**



7/57 HERBERT STREET MORNINGTON VIC 3931

2 1 1

Sold Price **$645,000** Sold Date **31-Oct-24**

Distance **0.89km**



4/17 LUCERNE AVENUE MORNINGTON VIC 3931

2 1 1

Sold Price RS **$615,000** Sold Date **25-Nov-24**

Distance **1.06km**

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

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