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	4/23 EXFORD 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	$749,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,135,000	Property type	Other	Suburb	Mornington
Period-from	01 Aug 2025	to	31 Jul 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
17/110 BUNGOWER ROAD MORNINGTON VIC 3931	$730,000	21-May-26
5/96-98 BELEURA HILL ROAD MORNINGTON VIC 3931	$750,000	09-Apr-26
15/110 BUNGOWER ROAD MORNINGTON VIC 3931	$725,000	16-Jun-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.~~

This Statement of Information was prepared on: 12 August 2026

OBrien Real Estate

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17/110 BUNGOWER ROAD MORNINGTON VIC 3931

3 2 2

Sold Price **$730,000** Sold Date **21-May-26**

Distance **0.41km**



5/96-98 BELEURA HILL ROAD MORNINGTON VIC 3931

2 1 1

Sold Price **$750,000** Sold Date **09-Apr-26**

Distance **1.27km**



15/110 BUNGOWER ROAD MORNINGTON VIC 3931

3 2 2

Sold Price RS **$725,000** UN Sold Date **16-Jun-26**

Distance **0.43km**

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

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