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	3 RIORDAN COURT 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$825,000	Property type	Unit	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
9 ADELAIDE STREET MORNINGTON VIC 3931	$1,200,000	19-Feb-26
11A SEATON ROAD MORNINGTON VIC 3931	$1,200,000	04-Jul-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: 31 August 2026

James Hay
P 0405394754
M 0405394754
E james.hay@obrienrealestate.com.au



9 ADELAIDE STREET MORNINGTON VIC 3931

3 1 1

Sold Price **$1,200,000** Sold Date **19-Feb-26**

Distance **0.59km**



11A SEATON ROAD MORNINGTON VIC 3931

3 2 2

Sold Price RS **$1,200,000** UN Sold Date **04-Jul-26**

Distance **0.26km**

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

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