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 | 9 WILSONS ROAD 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 | $1,350,000 | & | $1,450,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,100,000 | Property type | House | Suburb | Mornington |
| Period-from | 01 Mar 2024 | to | 28 Feb 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 |
|---|---|---|
| 1 SHELLEY STREET MORNINGTON VIC 3931 | $1,360,000 | 22-Jan-25 |
| 22 NUNNS ROAD MORNINGTON VIC 3931 | $1,320,000 | 14-Nov-24 |
| 69 WILSONS ROAD MORNINGTON VIC 3931 | $1,360,000 | 15-Oct-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: 31 March 2025

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**1 SHELLEY STREET MORNINGTON VIC 3931**

3 1 1

Sold Price RS **$1,360,000** Sold Date **22-Jan-25**

Distance **0.22km**



**22 NUNNS ROAD MORNINGTON VIC 3931**

3 2 1

Sold Price **$1,320,000** Sold Date **14-Nov-24**

Distance **0.33km**



**69 WILSONS ROAD MORNINGTON VIC 3931**

1 2 2

Sold Price **$1,360,000** Sold Date **15-Oct-24**

Distance **0.61km**

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

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