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	6/42-46 TANTI AVENUE 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	$780,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$758,000	Property type	Unit	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
4/22 ALBERT STREET MORNINGTON VIC 3931	$800,000	08-Jul-25
1/6 TASMA LANE MORNINGTON VIC 3931	$760,000	09-May-25
12/776-779 ESPLANADE MORNINGTON VIC 3931	$850,000	26-Mar-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: 22 September 2025

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4/22 ALBERT STREET MORNINGTON VIC 3931

2 1 1

Sold Price RS **$800,000** Sold Date **08-Jul-25**

Distance **0.63km**



1/6 TASMA LANE MORNINGTON VIC 3931

2 1 1

Sold Price **$760,000** Sold Date **09-May-25**

Distance **0.65km**



12/776-779 ESPLANADE MORNINGTON VIC 3931

2 1 1

Sold Price RS **$850,000** Sold Date **26-Mar-25**

Distance **0.7km**

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

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