

## 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

4/26 MAXWELL STREET MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2023

to

31 Oct 2024

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 6/10 MAXWELL STREET MORNINGTON VIC 3931  | \$775,000 | 12-Jul-24 |
| 18/90 BENTONS ROAD MOUNT MARTHA VIC 3934 | \$720,000 | 27-Jun-24 |
| 4/804 NEPEAN HIGHWAY MORNINGTON VIC 3931 | \$770,000 | 16-Jun-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: 06 November 2024



**6/10 MAXWELL STREET  
MORNINGTON VIC 3931**

3 2 2

Sold Price

<sup>RS</sup>

**\$775,000**

Sold Date

**12-Jul-24**

Distance

**0.15km**



**18/90 BENTONS ROAD MOUNT  
MARTHA VIC 3934**

3 2 2

Sold Price

**\$720,000**

Sold Date

**27-Jun-24**

Distance

**0.32km**



**4/804 NEPEAN HIGHWAY  
MORNINGTON VIC 3931**

3 2 2

Sold Price

**\$770,000**

Sold Date

**16-Jun-24**

Distance

**0.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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