

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

3/20 BEATTY PARADE 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,000

Property type

Unit

Suburb

Mornington

Period-from

01 Aug 2024

to

31 Jul 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

2/16 BEATTY PARADE MORNINGTON VIC 3931	737000	05-May-25
8/21-27 LUCERNE AVENUE MORNINGTON VIC 3931	728500	24-Apr-25
4/22 ALBERT STREET MORNINGTON VIC 3931	800000	08-Jul-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: 12 August 2025



2/16 BEATTY PARADE MORNINGTON VIC 3931

2 1 1

Sold Price **737000** Sold Date **05-May-25**

Distance **0.04km**



8/21-27 LUCERNE AVENUE MORNINGTON VIC 3931

2 1 1

Sold Price ^{RS} **728500** Sold Date **24-Apr-25**

Distance **0.62km**



4/22 ALBERT STREET MORNINGTON VIC 3931

2 1 1

Sold Price ^{RS} **800000** Sold Date **08-Jul-25**

Distance **0.93km**

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

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