

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

20a Separation Street, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,375,000

&

\$1,425,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Mornington

Period - From 01/04/2024

to 31/03/2025

Source REIV

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 six 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	20 Marine Av MORNINGTON 3931	\$1,450,000	05/05/2025
2	12a Darcy St MORNINGTON 3931	\$1,350,000	20/03/2025
3	11a Karella Cr MORNINGTON 3931	\$1,380,000	04/03/2025

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 six months.~~

This Statement of Information was prepared on:

26/05/2025 12:47

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Indicative Selling Price

\$1,375,000 - \$1,425,000

Median House Price

Year ending March 2025: \$1,100,000



4 2 2

Property Type: House (Res)

Land Size: 304 sqm approx

Agent Comments

Comparable Properties



20 Marine Av MORNINGTON 3931 (REI)

Agent Comments

4 2 3

Price: \$1,450,000

Method: Private Sale

Date: 05/05/2025

Property Type: House

Land Size: 410 sqm approx



12a Darcy St MORNINGTON 3931 (REI)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Private Sale

Date: 20/03/2025

Property Type: Townhouse (Single)

Land Size: 386.10 sqm approx



11a Karella Cr MORNINGTON 3931 (REI)

Agent Comments

4 2 2

Price: \$1,380,000

Method: Private Sale

Date: 04/03/2025

Property Type: Townhouse (Single)

Land Size: 278 sqm approx

Account - Community Real Estate