

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

3/51 VAN NESS 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,000

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2024

to

30 Sep 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

4/35 VAN NESS AVENUE MORNINGTON VIC 3931	\$690,000	09-Jul-25
29 SEACREST PLACE MOUNT MARTHA VIC 3934	\$815,000	30-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: 15 October 2025

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**4/35 VAN NESS AVENUE
MORNINGTON VIC 3931**

 3  2  2

Sold Price **\$690,000** Sold Date **09-Jul-25**

Distance **0.16km**



**29 SEACREST PLACE MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price **\$815,000** Sold Date **30-Jul-25**

Distance **1.21km**

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

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