

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

2/6 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Mornington

Period-from

01 Aug 2025

to

31 Jul 2026

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

3/4 BEATTY PARADE MORNINGTON VIC 3931	\$1,330,000	30-Mar-26
3/3 KING STREET MORNINGTON VIC 3931	\$1,430,000	15-Apr-26
9/14 TANTI AVENUE MORNINGTON VIC 3931	\$1,300,000	21-Apr-26

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.~~

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3/4 BEATTY PARADE
MORNINGTON VIC 3931

3 2 2

Sold Price **\$1,330,000** Sold Date **30-Mar-26**

Distance **0.03km**



3/3 KING STREET MORNINGTON
VIC 3931

3 2 2

Sold Price **\$1,430,000** Sold Date **15-Apr-26**

Distance **0.99km**



9/14 TANTI AVENUE MORNINGTON
VIC 3931

3 2 2

Sold Price ^{RS} **\$1,300,000** ^{UN} Sold Date **21-Apr-26**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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