

# 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 9 Strachans Road, Mornington Vic 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,090,000

### Median sale price

Median price \$1,175,000 Property Type House Suburb Mornington

Period - From 01/06/2025 to 31/05/2026 Source Property Data

### 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	24 Ti Tree Gr MORNINGTON 3931	\$1,950,000	24/04/2026
2	12a Venice St MORNINGTON 3931	\$2,005,000	02/04/2026
3			

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: 01/06/2026 16:31



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

01/06/2025 - 31/05/2026: \$1,175,000

## Comparable Properties

24 Ti Tree Gr MORNINGTON 3931 (REI)

Agent Comments

4 2 2

Price: \$1,950,000

Method: Private Sale

Date: 24/04/2026

Property Type: House (Res)



12a Venice St MORNINGTON 3931 (REI/VG)

Agent Comments

4 3 2

Price: \$2,005,000

Method: Private Sale

Date: 02/04/2026

Property Type: House (Res)

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.

Account - Marshall White | P: 03 9822 9999



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