

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

51a Carnoustie Grove, Mornington Vic 3931

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

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	51 Carnoustie Gr MORNINGTON 3931	\$1,805,000	19/02/2026
2	2a Dulnain St MOUNT MARTHA 3934	\$1,850,000	10/02/2026
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 12:29



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
01/06/2025 - 31/05/2026: \$1,175,000

Comparable Properties



51 Carnoustie Gr MORNINGTON 3931 (REI)

Agent Comments



Price: \$1,805,000
Method: Private Sale
Date: 19/02/2026
Property Type: Townhouse (Single)



2a Dulnain St MOUNT MARTHA 3934 (REI)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 10/02/2026
Property Type: Townhouse (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.