

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Mornington

Period - From 01/07/2025

to

30/06/2026

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	26a Gleneagles Av MORNINGTON 3931	\$1,845,000	04/06/2026
2	24 Ti Tree Gr MORNINGTON 3931	\$1,950,000	24/04/2026
3	1 Rockcliff Ct MORNINGTON 3931	\$1,900,000	04/03/2026

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:

26/08/2026 13:22



Property Type: House
Land Size: 271 sqm approx
Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 Year ending June 2026: \$1,200,000

Comparable Properties



26a Gleneagles Av MORNINGTON 3931 (REI/VG)

Agent Comments



Price: \$1,845,000
Method: Private Sale
Date: 04/06/2026
Property Type: Townhouse (Single)
Land Size: 460 sqm approx

24 Ti Tree Gr MORNINGTON 3931 (REI/VG)

Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 24/04/2026
Property Type: House (Res)
Land Size: 347 sqm approx



1 Rockcliff Ct MORNINGTON 3931 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 04/03/2026
Property Type: House
Land Size: 280 sqm approx

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