

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

2/75 ST MITCHELL CIRCUIT 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

\$680,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,750

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2025

to

31 May 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

46-52 SEAVIEW AVENUE MORNINGTON VIC 3931	\$705,000	23-Mar-26
3/7 MOOMBA STREET MORNINGTON VIC 3931	\$700,000	11-Mar-26
2/142 BENTONS ROAD MOUNT MARTHA VIC 3934	\$749,500	13-Jan-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.~~

This Statement of Information was prepared on: 02 June 2026



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**46-52 SEAVIEW AVENUE
MORNINGTON VIC 3931**

3 1 1

Sold Price **\$705,000** Sold Date **23-Mar-26**

Distance **1.92km**



**3/7 MOOMBA STREET
MORNINGTON VIC 3931**

2 1 2

Sold Price **\$700,000** Sold Date **11-Mar-26**

Distance **1.93km**



**2/142 BENTONS ROAD MOUNT
MARTHA VIC 3934**

2 2 1

Sold Price **\$749,500** Sold Date **13-Jan-26**

Distance **2.5km**

RS = Recent sale

UN = Undisclosed Sale

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