

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 4/69 Herbert Street, Mornington Vic 3931

Indicative selling price

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

Range between \$625,000 & \$685,000

Median sale price

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

Period - From 02/06/2025 to 01/06/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

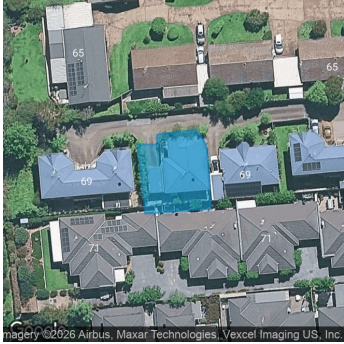
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/12 Campbell Gr MORNINGTON 3931	\$660,000	25/03/2026
2	3/8 Beatty Pde MORNINGTON 3931	\$665,000	12/03/2026
3	2/38 Van Ness Av MORNINGTON 3931	\$675,000	10/03/2026

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: 02/06/2026 11:56



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$625,000 - \$685,000
Median House Price
02/06/2025 - 01/06/2026: \$1,175,000

Comparable Properties



3/12 Campbell Gr MORNINGTON 3931 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 142 sqm approx

3/8 Beatty Pde MORNINGTON 3931 (VG)

Agent Comments



Price: \$665,000
Method: Sale
Date: 12/03/2026
Property Type: Strata Unit/Flat



2/38 Van Ness Av MORNINGTON 3931 (VG)

Agent Comments



Price: \$675,000
Method: Sale
Date: 10/03/2026
Property Type: Flat/Unit/Apartment (Res)

Account - Marshall White | P: 03 9822 9999