

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

67 Wensleydale Drive, Mornington Vic 3931

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Mornington

Period - From 24/06/2025

to

23/06/2026

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	5 Beal PI MORNINGTON 3931	\$1,240,000	11/05/2026
2	4 Tennis Ct MORNINGTON 3931	\$1,210,000	08/03/2026
3	13 Emerald CI MORNINGTON 3931	\$1,240,000	19/02/2026

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:

24/06/2026 08:51



5 3 2

Property Type: House
Land Size: 996 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 24/06/2025 - 23/06/2026: \$1,200,000

Comparable Properties



5 Beal PI MORNINGTON 3931 (REI)

Agent Comments

4 2 4

Price: \$1,240,000
Method: Private Sale
Date: 11/05/2026
Property Type: House
Land Size: 722 sqm approx



4 Tennis Ct MORNINGTON 3931 (REI/VG)

Agent Comments

4 2 4

Price: \$1,210,000
Method: Private Sale
Date: 08/03/2026
Property Type: House
Land Size: 825 sqm approx



13 Emerald CI MORNINGTON 3931 (REI/VG)

Agent Comments

4 2 2

Price: \$1,240,000
Method: Private Sale
Date: 19/02/2026
Property Type: House
Land Size: 751 sqm approx

Account - Marshall White | P: 03 9822 9999