

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 30 Sunningdale Avenue, Mornington Vic 3931

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,155,000 Property Type House Suburb Mornington

Period - From 20/05/2025 to 19/05/2026 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 | 54a Adelaide St MORNINGTON 3931 | \$2,300,000 | 26/03/2026 |
| 2 | 14a Swansea Gr MORNINGTON 3931 | \$2,200,000 | 26/02/2026 |
| 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: 20/05/2026 14:32



 4  2  3

Property Type: House
Land Size: 724 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
20/05/2025 - 19/05/2026: \$1,155,000

Comparable Properties



54a Adelaide St MORNINGTON 3931 (REI)

Agent Comments

 4  3  2

Price: \$2,300,000
Method: Private Sale
Date: 26/03/2026
Property Type: Townhouse (Single)

14a Swansea Gr MORNINGTON 3931 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,200,000
Method: Private Sale
Date: 26/02/2026
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.

Account - Marshall White | P: 03 9822 9999



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