

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

13 Ben Drive, Mornington Vic 3931

Indicative selling price

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

Range between

\$1,290,000

&

\$1,390,000

Median sale price

Median price

\$1,175,000

Property Type

House

Suburb

Mornington

Period - From

01/06/2025

to

31/05/2026

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	21 Kathleen Cr MORNINGTON 3931	\$1,510,000	12/02/2026
2			
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:

01/06/2026 14:36



 4  2  2

Property Type: House
Land Size: 1100 sqm approx
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,390,000
Median House Price
01/06/2025 - 31/05/2026: \$1,175,000

Comparable Properties



21 Kathleen Cr MORNINGTON 3931 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,510,000
Method: Private Sale
Date: 12/02/2026
Property Type: House
Land Size: 1111 sqm approx

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.