

# 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

17 Carnoustie Grove, Mornington Vic 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,167,500 Property Type House Suburb Mornington

Period - From 25/05/2025 to 24/05/2026 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	15A Karella Cr MORNINGTON 3931	\$1,800,000	26/02/2026
2	51 Carnoustie Gr MORNINGTON 3931	\$1,805,000	19/02/2026
3	2a Dulnain St MOUNT MARTHA 3934	\$1,850,000	10/02/2026

**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:

25/05/2026 16:19



 3  
  2  
  2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

25/05/2025 - 24/05/2026: \$1,167,500

## Comparable Properties

**15A Karella Cr MORNINGTON 3931 (REI/VG)**

Agent Comments

 4  
  3  
  2

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 26/02/2026

**Property Type:** House (Res)

**Land Size:** 290 sqm approx

**51 Carnoustie Gr MORNINGTON 3931 (REI)**

Agent Comments

 4  
  2  
  2

**Price:** \$1,805,000

**Method:** Private Sale

**Date:** 19/02/2026

**Property Type:** Townhouse (Single)

**2a Dulnain St MOUNT MARTHA 3934 (REI)**

Agent Comments

 4  
  2  
  2

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 10/02/2026

**Property Type:** Townhouse (Res)

Account - Marshall White | P: 03 9822 9999



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