

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

1/5 CORAL ROAD MORNINGTON VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,125,000

&

\$1,225,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Mornington

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

3 NAPIER STREET MORNINGTON VIC 3931	\$1,200,000	31-May-26
17 GLENEAGLES AVENUE MORNINGTON VIC 3931	\$1,210,000	07-Aug-26
11 PRINCE STREET MORNINGTON VIC 3931	\$1,150,000	21-Aug-26

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 6 months.~~

This Statement of Information was prepared on: 08 September 2026



3 NAPIER STREET MORNINGTON VIC 3931

3 2 2

Sold Price

\$1,200,000

Sold Date

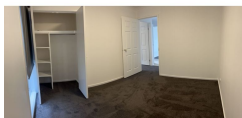
31-May-26

Distance

0.37km

Notes from your agent

Similar location and similar style home home



17 GLENEAGLES AVENUE MORNINGTON VIC 3931

3 2 -

Sold Price

^{RS} **\$1,210,000**

Sold Date

07-Aug-26

Distance

0.37km

Notes from your agent

Similar location but on larger land size, similar style of home



11 PRINCE STREET MORNINGTON VIC 3931

3 2 1

Sold Price

^{RS} **\$1,150,000**

Sold Date

21-Aug-26

Distance

0.84km

Notes from your agent

Similar location, slightly older style home but on a larger block of land

RS = Recent sale

UN = Undisclosed Sale

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