Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared: **02/10/2026**

Property offered for sale

4/36 Van Ness Avenue, Mornington 3931

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Unit	3	2	2		240

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Range between	$850,000 & $930,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price	N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	Property type	Suburb
$783,500	Unit	Mornington

Period from	To	Source
01/09/2025	31/08/2026	realestate.com.au — https://www.realestate.com.au/vic/mornington-3931/

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months.**

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
2/22 Alameda Avenue, Mornington VIC 3931	$930,000	12/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Unit	4	3	2		210

Comparable property 2

Address	Sale price	Date of sale
1/22 Alameda Avenue, Mornington VIC 3931	$950,000	04/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Unit	4	3	2	166	210

Comparable property 3

Address	Sale price	Date of sale
1/769 Nepean Highway, Mornington VIC 3931	$920,000	29/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Unit	3	2	2	162	230

Reason there are fewer than three comparable properties

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

Sale price	
Unconditional sale date	