

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

3/4 BEATTY PARADE 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

\$1,275,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Mornington

Period-from

01 Mar 2025

to

28 Feb 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

86 BELEURA HILL ROAD MORNINGTON VIC 3931	\$1,350,000	31-Oct-25
37 NAPIER STREET MORNINGTON VIC 3931	\$1,330,000	16-Sep-25

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: 10 March 2026

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**86 BELEURA HILL ROAD
MORNINGTON VIC 3931**

 4  2  2

Sold Price

\$1,350,000

Sold Date

31-Oct-25

Distance

0.74km



**37 NAPIER STREET MORNINGTON
VIC 3931**

 3  2  2

Sold Price

\$1,330,000

Sold Date

16-Sep-25

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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