

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

9/14 MAXWELL STREET 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2025

to

31 Jan 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

6/14 MAXWELL STREET MORNINGTON VIC 3931	\$829,000	12-Dec-25
4/26 MAXWELL STREET MORNINGTON VIC 3931	\$785,000	16-Oct-25
3/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$850,000	20-Oct-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: 03 February 2026

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**6/14 MAXWELL STREET
MORNINGTON VIC 3931**

Sold Price

\$829,000

Sold Date

12-Dec-25
 3

 2

 1

Distance

0km

**4/26 MAXWELL STREET
MORNINGTON VIC 3931**

Sold Price

^{RS} **\$785,000**

Sold Date

16-Oct-25
 3

 2

 2

Distance

0.11km

**3/26 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

Sold Price

\$850,000

Sold Date

20-Oct-25
 3

 2

 2

Distance

0.42km
RS = Recent sale

UN = Undisclosed Sale

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