

## 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

13 LONGWOOD DRIVE MORNINGTON VIC 3931

### Indicative selling price

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

Single Price

or range  
between

\$1,140,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 20 BOWMAN DRIVE MORNINGTON VIC 3931      | \$1,150,000 | 21-Sep-26 |
| 67 WENSLEYDALE DRIVE MORNINGTON VIC 3931 | \$1,240,000 | 07-Sep-26 |
| 5 BEAL PLACE MORNINGTON VIC 3931         | \$1,240,000 | 24-Apr-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: 29 September 2026



## 20 BOWMAN DRIVE MORNINGTON VIC 3931

Sold Price

<sup>RS</sup>

**\$1,150,000**

Sold Date

**21-Sep-26**

5

2

2

Distance

**0.22km**

### Notes from your agent

Same bedrooms, bathrooms, land size, location with 1 less car space and not as modern as 13 Longwood Drive



## 67 WENSLEYDALE DRIVE MORNINGTON VIC 3931

Sold Price

<sup>RS</sup>

**\$1,240,000**

Sold Date

**07-Sep-26**

5

3

2

Distance

**0.51km**

### Notes from your agent

Same bedrooms, bathrooms, location with 1 less car space just as modern as 13 Longwood Drive, on a bigger block.



## 5 BEAL PLACE MORNINGTON VIC 3931

Sold Price

**\$1,240,000**

Sold Date

**24-Apr-26**

4

2

2

Distance

**0.98km**

### Notes from your agent

Same bedrooms, bathrooms, land size, location with 1 less car space just as modern as 13 Longwood Drive, backs onto a main road.

**RS** = Recent sale

**UN** = Undisclosed Sale

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