

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

5/11-13 JOHNS 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

\$595,000

&

\$640,000

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

8/83 PRINCE STREET MORNINGTON VIC 3931	\$615,000	28-Aug-25
1/16 SEPARATION STREET MORNINGTON VIC 3931	\$591,000	26-Sep-25
5/6 BENJAMIN STREET MOUNT MARTHA VIC 3934	\$600,000	11-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: 12 February 2026

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**8/83 PRINCE STREET
MORNINGTON VIC 3931**

 1  1  1

Sold Price

\$615,000

Sold Date **28-Aug-25**

Distance **0.38km**



**1/16 SEPARATION STREET
MORNINGTON VIC 3931**

 3  1  1

Sold Price

\$591,000

Sold Date **26-Sep-25**

Distance **1.17km**



**5/6 BENJAMIN STREET MOUNT
MARTHA VIC 3934**

 2  2  1

Sold Price

\$600,000

Sold Date **11-Oct-25**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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