

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

7 CONEY HURST CRESCENT 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,107,500

Property type

House

Suburb

Mornington

Period-from

01 May 2025

to

30 Apr 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

4 GLENDENNING RISE MORNINGTON VIC 3931	\$1,100,000	06-Dec-25
5 BEAL PLACE MORNINGTON VIC 3931	\$1,240,000	11-May-26
14 STEEDMAN DRIVE MORNINGTON VIC 3931	\$1,140,000	14-May-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: 25 May 2026

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**4 GLENDENNING RISE
MORNINGTON VIC 3931**

 4  2  2

Sold Price

\$1,100,000

Sold Date **06-Dec-25**

Distance

0.3km



**5 BEAL PLACE MORNINGTON VIC
3931**

 4  2  2

Sold Price

^{RS} **\$1,240,000**

Sold Date **11-May-26**

Distance

0.76km



**14 STEEDMAN DRIVE
MORNINGTON VIC 3931**

 4  2  2

Sold Price

^{RS} **\$1,140,000**

Sold Date **14-May-26**

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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