

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

3/13 STRACHANS 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2025

to

30 Jun 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

10/25 BARKLY STREET MORNINGTON VIC 3931	\$725,000	25-Feb-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.

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Ryan Baker

P 0421046287

M 0421046287

E ryan.baker@obrienrealestate.com.au**10/25 BARKLY STREET
MORNINGTON VIC 3931** 2  1  1

Sold Price

\$725,000

Sold Date

25-Feb-26

Distance

1.15km**Notes from your agent**

this property is slightly newer however is in a much bigger complex on a smaller block in a better position

RS = Recent sale**UN** = Undisclosed Sale

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