

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

2/3 VAN NESS AVENUE 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

\$990,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Mornington

Period-from

01 Aug 2025

to

31 Jul 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

3/3 VAN NESS AVENUE MORNINGTON VIC 3931	\$1,037,000	22-Apr-26
47A BAYVIEW ROAD MORNINGTON VIC 3931	\$1,000,000	25-Mar-26
3/15 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$1,000,000	20-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: 05 August 2026

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3/3 VAN NESS AVENUE MORNINGTON VIC 3931

 3  2  -

Sold Price **\$1,037,000** Sold Date **22-Apr-26**

Distance **0.02km**

Notes from your agent

this property is in the same block of units, Very comparable home however was sold off the plan in a better market.



47A BAYVIEW ROAD MORNINGTON VIC 3931

 3  2  2

Sold Price **\$1,000,000** Sold Date **25-Mar-26**

Distance **0.59km**

Notes from your agent

this home is an older build, set at the back of the block of land, with no street frontage however is similar sized in terms of land size and house size.



3/15 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

 3  2  2

Sold Price ^{RS} **\$1,000,000** Sold Date **20-Apr-26**

Distance **1.15km**

Notes from your agent

this property is an older build, but in a better position, with the same bedrooms bathrooms and car accommodation

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

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