

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

3/52 WILSONS 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

\$1,099,000

or range
between

&

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

47A BAYVIEW ROAD MORNINGTON VIC 3931	\$1,000,000	25-Mar-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: 24 July 2026

Daniel Gatt

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E daniel.g@obre.com.au**47A BAYVIEW ROAD
MORNINGTON VIC 3931** 3  2  2Sold Price **\$1,000,000** Sold Date **25-Mar-26**Distance **1.14km****RS** = Recent sale**UN** = Undisclosed Sale

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