

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 DAVID LANE 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,115,000

Property type

House

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

4 RAINBOW PLACE MORNINGTON VIC 3931	\$680,000	19-Jun-26
1/10 BLAMEY PLACE MORNINGTON VIC 3931	\$725,000	29-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: 05 August 2026

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**4 RAINBOW PLACE MORNINGTON
VIC 3931**

Sold Price

^{RS}

\$680,000

Sold Date

19-Jun-26



3



2



2

Distance

0.07km



**1/10 BLAMEY PLACE MORNINGTON
VIC 3931**

Sold Price

\$725,000

Sold Date

29-Mar-26



3



2



-

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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