

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

119 BENTONS 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

Other

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

1 CHARLES FARRER COURT MORNINGTON VIC 3931	\$850,000	29-Jun-26
16 SETTLERS WAY MOUNT MARTHA VIC 3934	\$835,000	16-May-26
14 BENAMBRA STREET MORNINGTON VIC 3931	\$830,000	13-Jul-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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Whittney Stone

M 0412998944

E whittney.stone@obrienrealestate.com.au



1 CHARLES FARRER COURT MORNINGTON VIC 3931

 3  2  4

Sold Price

^{RS}

\$850,000

Sold Date

29-Jun-26

Distance

0.85km

Notes from your agent

Same bed, 1 x extra bath, 3 x extra car, land a similar size however the property is in original condition and is on a corner block



16 SETTLERS WAY MOUNT MARTHA VIC 3934

 3  1  1

Sold Price

^{RS}

\$835,000

Sold Date

16-May-26

Distance

0.29km

Notes from your agent

Same, bed, bath, car, land a similar size



14 BENAMBRA STREET MORNINGTON VIC 3931

 3  2  2

Sold Price

^{RS}

\$830,000

Sold Date

13-Jul-26

Distance

0.45km

Notes from your agent

Same bed, 1 x extra bath, 1 x extra car, land a similar size however the property is in original condition

RS = Recent sale

UN = Undisclosed Sale

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