

## 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

15/90 BENTONS ROAD MOUNT MARTHA VIC 3934

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

1/80 BENTONS ROAD MOUNT MARTHA VIC 3934	\$712,000	24-Feb-25
6/10 MAXWELL STREET MORNINGTON VIC 3931	\$775,000	12-Jul-24

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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**1/80 BENTONS ROAD MOUNT  
MARTHA VIC 3934**3  2  2 

Sold Price

<sup>RS</sup>**\$712,000**

Sold Date

**24-Feb-25**

Distance

**0.09km****6/10 MAXWELL STREET  
MORNINGTON VIC 3931**3  2  2 

Sold Price

**\$775,000**

Sold Date

**12-Jul-24**

Distance

**0.16km****RS** = Recent sale**UN** = Undisclosed Sale

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