

## 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

42 WATSON 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

\$1,550,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Mount Martha

Period-from

01 Feb 2024

to

31 Jan 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

4 AILSA STREET MOUNT MARTHA VIC 3934	\$1,475,000	16-Oct-24
7 RATHGAEL AVENUE MOUNT MARTHA VIC 3934	\$1,770,000	20-Nov-24
36 WALARA DRIVE MOUNT MARTHA VIC 3934	\$1,485,000	19-Nov-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.~~

This Statement of Information was prepared on: 07 February 2025



**4 AILSA STREET MOUNT MARTHA VIC 3934**

3 2 2

Sold Price <sup>RS</sup> **\$1,475,000** Sold Date **16-Oct-24**

Distance **0.31km**



**7 RATHGAEL AVENUE MOUNT MARTHA VIC 3934**

3 2 1

Sold Price **\$1,770,000** Sold Date **20-Nov-24**

Distance **0.43km**



**36 WALARA DRIVE MOUNT MARTHA VIC 3934**

4 2 2

Sold Price **\$1,485,000** Sold Date **19-Nov-24**

Distance **0.85km**

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

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