

## 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 PACIFIC TERRACE MOUNT MARTHA VIC 3934

### Indicative selling price

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

Single Price

or range  
between

\$2,350,000

&

\$2,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,445,000

Property type

House

Suburb

Mount Martha

Period-from

01 Apr 2024

to

31 Mar 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

39 PARK ROAD MOUNT MARTHA VIC 3934	\$2,350,000	21-Oct-24
21 CHURCHILL ROAD MOUNT MARTHA VIC 3934	\$2,250,000	01-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: 02 April 2025



## 39 PARK ROAD MOUNT MARTHA VIC 3934

4 2 2

Sold Price **\$2,350,000** Sold Date **21-Oct-24**

Distance **0.38km**



## 21 CHURCHILL ROAD MOUNT MARTHA VIC 3934

4 2 4

Sold Price **\$2,250,000** Sold Date **01-Nov-24**

Distance **0.82km**

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

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