

## 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

4/4 INGA PARADE 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

\$745,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

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

10/13 CRAIGIE ROAD MOUNT MARTHA VIC 3934	\$800,000	21-Jan-25
12/13 CRAIGIE ROAD MOUNT MARTHA VIC 3934	\$891,000	09-Jan-25
7/13 CRAIGIE ROAD MOUNT MARTHA VIC 3934	\$770,000	22-Aug-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: 19 February 2025

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**10/13 CRAIGIE ROAD MOUNT  
MARTHA VIC 3934**

 2  1  2

Sold Price <sup>RS</sup> **\$800,000** Sold Date **21-Jan-25**

Distance **0.39km**

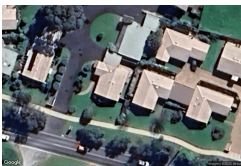


**12/13 CRAIGIE ROAD MOUNT  
MARTHA VIC 3934**

 3  2  2

Sold Price <sup>RS</sup> **\$891,000** <sup>UN</sup> Sold Date **09-Jan-25**

Distance **0.37km**



**7/13 CRAIGIE ROAD MOUNT  
MARTHA VIC 3934**

 2  -  2

Sold Price **\$770,000** Sold Date **22-Aug-24**

Distance **0.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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