

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

10 Laming Court, Mount Martha Vic 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,060,000

Median sale price

Median price \$1,378,000

Property Type House

Suburb Mount Martha

Period - From 01/04/2026

to 30/06/2026

Source REIV

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 six 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	22 Allchin Av MORNINGTON 3931	\$1,150,000	29/07/2026
2	11 Dale Ct MOUNT MARTHA 3934	\$950,000	24/06/2026
3	8 Rowena Pl MOUNT MARTHA 3934	\$1,000,000	13/05/2026

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 six months.~~

This Statement of Information was prepared on:

30/07/2026 13:34



 4  2  2

Property Type: Land
Land Size: 501 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,060,000
Median House Price
June quarter 2026: \$1,378,000

Comparable Properties



22 Allchin Av MORNINGTON 3931 (REI)

Agent Comments

 4  2  2

Price: \$1,150,000
Method: Private Sale
Date: 29/07/2026
Property Type: House
Land Size: 640 sqm approx



11 Dale Ct MOUNT MARTHA 3934 (REI)

Agent Comments

 4  2  2

Price: \$950,000
Method: Private Sale
Date: 24/06/2026
Property Type: House
Land Size: 720 sqm approx



8 Rowena Pl MOUNT MARTHA 3934 (REI)

Agent Comments

 4  2  2

Price: \$1,000,000
Method: Private Sale
Date: 13/05/2026
Property Type: House
Land Size: 575 sqm approx

Account - Jacobs & Lowe Mornington | P: 03 5976 5900