

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

2/8 MOONAH WAY MOUNT MARTHA VIC 3934

Indicative selling price

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

Single Price

or range
between

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

6/22C GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	-	28-May-26
3 BAYFIELD COURT MOUNT MARTHA VIC 3934	\$775,000	17-May-26
1/8 TANGERINE COURT MOUNT MARTHA VIC 3934	\$780,000	22-Jun-26

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 August 2026



**6/22C GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price

RS - UN

Sold Date **28-May-26**

Distance **0.42km**



**3 BAYFIELD COURT MOUNT
MARTHA VIC 3934**

3 1 1

Sold Price

\$775,000 Sold Date **17-May-26**

Distance **0.74km**



**1/8 TANGERINE COURT MOUNT
MARTHA VIC 3934**

3 2 2

Sold Price

\$780,000 Sold Date **22-Jun-26**

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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