Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	e							
Address Including suburb and postcode	23 THE POINT MOUNT MARTHA VIC 3934							
Indicative selling price								
For the meaning of this price	e see consumer.vi	c.gov.au	u/underquoting (*Delete single	price	or range a	as applicable)	
Single Price			or range between	\$2,000,00	00	&	\$2,200,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$1,350,000	Property type		Land		Suburb	uburb Mount Martha	
Period-from	01 Sep 2024	to	to 31 Aug 2025 So			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	
OR								

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: 22 September 2025



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