

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

26 MOUNT MARTHA ROAD 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

\$1,800,000

&

\$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,380,000

Property type

House

Suburb

Mount Martha

Period-from

01 Mar 2025

to

28 Feb 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

17 PEBBLE WAY SAFETY BEACH VIC 3936	\$2,045,000	08-Jan-26
35 MOUNT MARTHA ROAD MOUNT MARTHA VIC 3934	\$1,690,000	16-Dec-25
65 ELLERINA ROAD MOUNT MARTHA VIC 3934	\$1,575,000	02-Dec-25

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.~~

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17 PEBBLE WAY SAFETY BEACH VIC 3936

 4  3  2

Sold Price

\$2,045,000

Sold Date

08-Jan-26

Distance

0.32km



35 MOUNT MARTHA ROAD MOUNT MARTHA VIC 3934

 4  2  2

Sold Price

\$1,690,000

Sold Date

16-Dec-25

Distance

0.2km



65 ELLERINA ROAD MOUNT MARTHA VIC 3934

 4  2  4

Sold Price

\$1,575,000

Sold Date

02-Dec-25

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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