

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

3/8 TANGERINE COURT 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Jun 2024

to

31 May 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

| | | |
|---|-----------|-----------|
| 3/135 HARRAP ROAD MOUNT MARTHA VIC 3934 | \$872,000 | 08-Mar-25 |
| 9/70 HARRAP ROAD MOUNT MARTHA VIC 3934 | \$830,000 | 21-Feb-25 |
| 5/7 CAROL STREET MORNINGTON VIC 3931 | \$775,000 | 05-Apr-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.

This Statement of Information was prepared on: 06 June 2025



**3/135 HARRAP ROAD MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price

\$872,000

Sold Date

08-Mar-25

Distance

0.2km



**9/70 HARRAP ROAD MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price

\$830,000

Sold Date

21-Feb-25

Distance

0.48km



**5/7 CAROL STREET MORNINGTON
VIC 3931**

 3  2  2

Sold Price

\$775,000

Sold Date

05-Apr-25

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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