Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offe	ered for sale				
Including sub	address urb and 3 Ellesmere Ave	enue, Mount Marth	a, VIC 3934		
Indicative se	lling price				
For the meaning	g of this price see consu	mer.vic.gov.au/un	derquoting		
Single Price	\$2,000,000				
Median sale	price				
Median price	NA	Property Type	Vacant Land	Suburb	Mount Martha (3934)
Period - From	01/04/2025 to	30/06/2025 S	ource		
	information providing	median sale price ated, and our sales	s of residential pro s records (if any), d	perty in the id not provi	Information was prepared, publicly available suburb or locality in which the property de a median sale price that met the
Comparable	property sales				

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were В sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/08/2025
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