

## 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

34 INGA PARADE MOUNT MARTHA VIC 3934

### Indicative selling price

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

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Mount Martha

Period-from

01 Feb 2025

to

31 Jan 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 51 HELENA STREET MOUNT MARTHA VIC 3934 | \$1,600,000 | 19-Feb-21 |
| 18 HEDGES COURT MOUNT MARTHA VIC 3934  | \$1,550,000 | 29-Nov-24 |
| 10 KIAORA AVENUE MOUNT MARTHA VIC 3934 | \$1,501,000 | 11-Dec-24 |

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: 10 February 2026



**51 HELENA STREET MOUNT  
MARTHA VIC 3934**

 4  2  2

Sold Price **\$1,600,000** Sold Date **19-Feb-21**

Distance **0.32km**



**18 HEDGES COURT MOUNT  
MARTHA VIC 3934**

 4  2  2

Sold Price **\$1,550,000** Sold Date **29-Nov-24**

Distance **0.47km**



**10 KIAORA AVENUE MOUNT  
MARTHA VIC 3934**

 3  2  3

Sold Price **\$1,501,000** Sold Date **11-Dec-24**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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