

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

38 HEARN ROAD, MOUNT MARTHA, VIC 3934

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$2,750,000

or range between

&

Median sale price

Median price

\$1,385,000

Property Type

House

Suburb

MOUNT MARTHA

Period - From

01 Jul 2024

to

30 Jun 2025

Source

CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
30 HEADLAND WATERS MOUNT MARTHA VIC 3934	\$2,780,000	28-Nov-24
35 PACIFIC TERRACE MOUNT MARTHA VIC 3934	\$2,700,000	08-Feb-25
31 HOOPER GROVE MOUNT MARTHA VIC 3934	\$2,780,000	02-Mar-25

This Statement of Information was prepared on:

31/07/2025