

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

4/16 DULNAIN STREET 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

\$1,190,000

&

\$1,300,000

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

12 DARCY STREET MORNINGTON VIC 3931	\$1,350,000	20-Mar-25
10A DULNAIN STREET MOUNT MARTHA VIC 3934	\$1,250,000	26-Feb-21
1/14 CROMDALE STREET MOUNT MARTHA VIC 3934	\$1,150,000	03-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: 03 June 2025



GRANGER

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**12 DARCY STREET MORNINGTON
VIC 3931**

4 2 2

Sold Price

^{RS} **\$1,350,000** Sold Date **20-Mar-25**

Distance **0.41km**



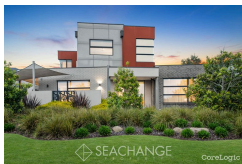
**10A DULNAIN STREET MOUNT
MARTHA VIC 3934**

4 2 2

Sold Price

\$1,250,000 Sold Date **26-Feb-21**

Distance **0.06km**



**1/14 CROMDALE STREET MOUNT
MARTHA VIC 3934**

3 2 2

Sold Price

\$1,150,000 Sold Date **03-Dec-24**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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