

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

6 CAMBRIDGE ROAD 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

\$1,495,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,385,000

Property type

House

Suburb

Mount Martha

Period-from

01 Aug 2024

to

31 Jul 2025

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

8 CORNWALL CRESCENT MOUNT MARTHA VIC 3934	\$1,705,000	30-Jun-25
6 CORNWALL CRESCENT MOUNT MARTHA VIC 3934	\$1,695,000	24-Jul-25
43 GLAMORGAN CRESCENT MOUNT MARTHA VIC 3934	\$1,650,000	01-Jun-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: 05 August 2025



8 CORNWALL CRESCENT MOUNT MARTHA VIC 3934

4 2 2

Sold Price ^{RS} \$1,705,000 Sold Date 30-Jun-25

Distance 0.27km



6 CORNWALL CRESCENT MOUNT MARTHA VIC 3934

4 2 2

Sold Price ^{RS} \$1,695,000 Sold Date 24-Jul-25

Distance 0.29km



43 GLAMORGAN CRESCENT MOUNT MARTHA VIC 3934

4 2 2

Sold Price ^{RS} \$1,650,000 Sold Date 01-Jun-25

Distance 0.83km

RS = Recent sale UN = Undisclosed Sale

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