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

7 SPENCER 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	\$1,450,000	&	\$1,550,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,425,000	Prop	erty type		House	Suburb	Mount Martha
Period-from	01 Oct 2024	to	30 Sep 2	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
10 ALEXANDRINA ROAD MOUNT MARTHA VIC 3934	\$1,550,000	02-Jul-25
18 EDWARD GROVE MOUNT MARTHA VIC 3934	\$1,500,000	24-May-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: 01 October 2025





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10 ALEXANDRINA ROAD MOUNT MARTHA VIC 3934

Sold Price

\$1,550,000 Sold Date **02-Jul-25**

Distance

0.51km



Sold Price

\$1,500,000 Sold Date 24-May-25

Distance

0.61km



18 EDWARD GROVE MOUNT MARTHA VIC 3934

₽ 1

RS = Recent sale UN = Undisclosed Sale

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