

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,430,000

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

18 EDWARD GROVE MOUNT MARTHA VIC 3934	\$1,500,000	29-May-25
20 ELLERINA ROAD MOUNT MARTHA VIC 3934	\$1,600,000	11-Mar-25

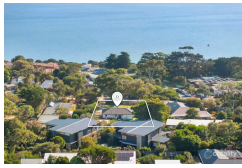
OR

**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: 24 August 2025



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**18 EDWARD GROVE MOUNT  
MARTHA VIC 3934**

2 1 2

Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **29-May-25**

Distance **0.61km**



**20 ELLERINA ROAD MOUNT  
MARTHA VIC 3934**

- - 2

Sold Price <sup>RS</sup> **\$1,600,000** Sold Date **11-Mar-25**

Distance **1.9km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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