

## 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

11 HULL ROAD 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

\$2,100,000

&

\$2,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

Suburb

Mount Martha

Period-from

01 May 2025

to

30 Apr 2026

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

21 HULL ROAD MOUNT MARTHA VIC 3934	\$2,100,000	09-Jan-26
75 KILBURN GROVE MOUNT MARTHA VIC 3934	\$2,175,000	06-May-26
2 SHONA PLACE MOUNT MARTHA VIC 3934	\$2,292,500	10-Feb-26

OR

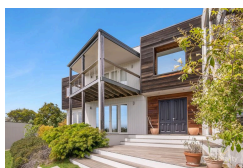
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 12 May 2026

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**21 HULL ROAD MOUNT MARTHA  
VIC 3934**

4 3 2

Sold Price **\$2,100,000** Sold Date **09-Jan-26**

Distance **0.15km**



**75 KILBURN GROVE MOUNT  
MARTHA VIC 3934**

4 2 2

Sold Price <sup>RS</sup> **\$2,175,000** <sup>UN</sup> Sold Date **06-May-26**

Distance **0.71km**



**2 SHONA PLACE MOUNT MARTHA  
VIC 3934**

3 2 2

Sold Price **\$2,292,500** Sold Date **10-Feb-26**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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