

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

12/26 GREEN ISLAND AVENUE 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Aug 2025

to

31 Jul 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

11/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$670,000	12-Aug-26
5/239 DUNNS ROAD MORNINGTON VIC 3931	\$720,000	16-Jul-26
3/5 WOOD STREET MORNINGTON VIC 3931	\$670,000	03-Mar-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: 19 August 2026



**11/26 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

2 1 1

Sold Price **\$670,000** Sold Date **16-Jul-08**

Distance **0.02km**



**5/239 DUNNS ROAD
MORNINGTON VIC 3931**

2 1 1

Sold Price ^{RS} **\$720,000** Sold Date **16-Jul-26**

Distance **0.75km**



**3/5 WOOD STREET MORNINGTON
VIC 3931**

2 1 1

Sold Price **\$670,000** Sold Date **03-Mar-26**

Distance **1.87km**

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

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