

## 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 ELSPETH CIRCUIT 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

\$1,295,000

&

\$1,420,000

### 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 13 CASSANDRA DRIVE MOUNT MARTHA VIC 3934    | \$1,300,000 | 04-Feb-26 |
| 12 CASSANDRA DRIVE MOUNT MARTHA VIC 3934    | \$1,400,000 | 15-Nov-25 |
| 14 JOHN WILLIAM DRIVE MOUNT MARTHA VIC 3934 | \$1,415,000 | 16-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: 15 May 2026



**13 CASSANDRA DRIVE MOUNT  
MARTHA VIC 3934**

4 2 1

Sold Price **\$1,300,000** Sold Date **04-Feb-26**

Distance **0.6km**



**12 CASSANDRA DRIVE MOUNT  
MARTHA VIC 3934**

3 2 2

Sold Price **\$1,400,000** Sold Date **15-Nov-25**

Distance **0.63km**



**14 JOHN WILLIAM DRIVE MOUNT  
MARTHA VIC 3934**

3 2 2

Sold Price **\$1,415,000** Sold Date **16-Feb-26**

Distance **1.29km**

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

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