

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

14/129 HARRAP ROAD 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,625

Property type

Unit

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

12/129 HARRAP ROAD MOUNT MARTHA VIC 3934	\$860,000	14-Jan-26
7/125 HARRAP ROAD MOUNT MARTHA VIC 3934	\$850,000	21-Aug-25
9/125 HARRAP ROAD MOUNT MARTHA VIC 3934	\$930,000	06-Oct-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.~~

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12/129 HARRAP ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$860,000** Sold Date **14-Jan-26**

Distance **0km**



7/125 HARRAP ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$850,000** Sold Date **21-Aug-25**

Distance **0.06km**



9/125 HARRAP ROAD MOUNT MARTHA VIC 3934

4 2 2

Sold Price **\$930,000** Sold Date **06-Oct-25**

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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