

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

2 HONOUR COURT 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

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

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

5 BRYDON CLOSE MORNINGTON VIC 3931	\$1,600,000	04-Aug-26
12 TRAMINER DRIVE MOUNT MARTHA VIC 3934	\$1,660,000	11-May-26
7 ROMANY COURT MOUNT MARTHA VIC 3934	\$1,760,000	11-May-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: 28 August 2026



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**5 BRYDON CLOSE MORNINGTON
VIC 3931**

4 2 2

Sold Price ^{RS} **\$1,600,000** Sold Date **04-Aug-26**

Distance **1.14km**



**12 TRAMINER DRIVE MOUNT
MARTHA VIC 3934**

4 2 2

Sold Price **\$1,660,000** Sold Date **11-May-26**

Distance **0.67km**



**7 ROMANY COURT MOUNT
MARTHA VIC 3934**

4 2 3

Sold Price **\$1,760,000** Sold Date **11-May-26**

Distance **0.4km**

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

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