

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

23/129 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

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,125

Property type

Unit

Suburb

Mount Martha

Period-from

01 Jul 2025

to

30 Jun 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

4/76 HARRAP ROAD MOUNT MARTHA VIC 3934	\$865,000	28-May-26
3/65 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$882,000	12-Feb-26
3/61 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$880,000	28-Jan-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.~~

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4/76 HARRAP ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$865,000** Sold Date **28-May-26**

Distance **0.37km**



3/65 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$882,000** Sold Date **12-Feb-26**

Distance **1.24km**



3/61 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$880,000** Sold Date **28-Jan-26**

Distance **1.31km**

RS = Recent sale UN = Undisclosed Sale

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