

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

25/76 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

\$800,000

&

\$880,000

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
11/194 BENTONS ROAD MOUNT MARTHA VIC 3934	\$865,000	30-Mar-26
16/194 BENTONS ROAD MOUNT MARTHA VIC 3934	\$815,000	04-Jul-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 July 2026



**4/76 HARRAP ROAD MOUNT
MARTHA VIC 3934**

 3  2  2

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

Distance **0.07km**



**11/194 BENTONS ROAD MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price Sold Date **30-Mar-26**

Distance **0.49km**



**16/194 BENTONS ROAD MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price ^{RS} **\$815,000** Sold Date **04-Jul-26**

Distance **0.55km**

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

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