

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

4/30 BENTONS 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,125

Property type

Unit

Suburb

Mount Martha

Period-from

01 Jun 2025

to

31 May 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

4/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

\$880,000

13-May-26

2/30 MAXWELL STREET MORNINGTON VIC 3931

\$860,000

19-Dec-25

4/76 HARRAP ROAD MOUNT MARTHA VIC 3934

\$865,000

05-Jun-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 June 2026



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**4/26 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price

^{RS} **\$880,000** Sold Date **13-May-26**

Distance **0.84km**



**2/30 MAXWELL STREET
MORNINGTON VIC 3931**

3 2 2

Sold Price

^{RS} **\$860,000** Sold Date **19-Dec-25**

Distance **0.78km**



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

3 2 2

Sold Price

^{RS} **\$865,000** Sold Date **05-Jun-26**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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