

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

4/76 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Apr 2025

to

31 Mar 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

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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 **0.38km**



1/18A GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$925,000** Sold Date **18-Feb-26**

Distance **1.21km**



17/194 BENTONS ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$875,000** Sold Date **08-Dec-25**

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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