

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

7/579 ESPLANADE 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

\$850,000

&

\$935,000

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

1 DULNAIN STREET MOUNT MARTHA VIC 3934	\$885,000	27-May-26
4/30 BENTONS ROAD MOUNT MARTHA VIC 3934	\$865,000	10-Jul-26
8/30 BENTONS ROAD MOUNT MARTHA VIC 3934	\$851,000	09-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



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**1 DULNAIN STREET MOUNT
MARTHA VIC 3934**

3 1 2

Sold Price **\$885,000** Sold Date **27-May-26**

Distance **0.77km**



**4/30 BENTONS ROAD MOUNT
MARTHA VIC 3934**

3 2 2

Sold Price ^{RS} **\$865,000** Sold Date **10-Jul-26**

Distance **0.84km**



**8/30 BENTONS ROAD MOUNT
MARTHA VIC 3934**

3 2 2

Sold Price ^{RS} **\$851,000** Sold Date **09-Jul-26**

Distance **0.84km**



**1/21 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price **\$910,000** Sold Date **27-Feb-26**

Distance **1.02km**



**2/8 DARCY STREET MORNINGTON
VIC 3931**

3 2 2

Sold Price **\$925,000** Sold Date **06-Feb-26**

Distance **1.18km**

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

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