

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 STANTON CLOSE 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

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

Suburb

Mount Martha

Period-from

01 Sep 2025

to

31 Aug 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

5 BEAL PLACE MORNINGTON VIC 3931	\$1,240,000	24-Apr-26
13 BEN DRIVE MORNINGTON VIC 3931	\$1,305,000	23-Jun-26
11 ESSEX ROAD MOUNT MARTHA VIC 3934	\$1,376,000	12-Apr-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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5 BEAL PLACE MORNINGTON VIC 3931

Sold Price **\$1,240,000** Sold Date **24-Apr-26**

4 2 2

Distance **1.71km**



13 BEN DRIVE MORNINGTON VIC 3931

Sold Price ^{RS} **\$1,305,000** Sold Date **23-Jun-26**

4 2 2

Distance **2.33km**



11 ESSEX ROAD MOUNT MARTHA VIC 3934

Sold Price **\$1,376,000** Sold Date **12-Apr-26**

4 2 2

Distance **3.4km**

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

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