

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

8/135 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,625

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

6/135 HARRAP ROAD MOUNT MARTHA VIC 3934	\$800,000	03-Jun-26
4 BAYLAND PLACE MOUNT MARTHA VIC 3934	\$817,000	06-May-26
2/22 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$780,000	20-Dec-25

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: 04 June 2026

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6/135 HARRAP ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price

^{RS} **\$800,000** Sold Date **03-Jun-26**

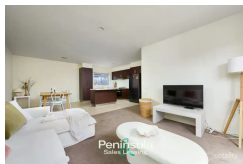
Distance **0km**

4 BAYLAND PLACE MOUNT MARTHA VIC 3934

3 2 2

Sold Price

^{RS} **\$817,000** Sold Date **06-May-26**

Distance **1.52km**

2/22 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price

\$780,000 Sold Date **20-Dec-25**

Distance **1.56km**
RS = Recent sale

UN = Undisclosed Sale

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