

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 ROWENA PLACE 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

\$995,000

&

\$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,380,000

Property type

House

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

3 TANYALEE COURT MOUNT MARTHA VIC 3934	\$1,000,000	02-Mar-26
16 CALLISTEMON COURT MOUNT MARTHA VIC 3934	\$1,029,000	16-Mar-26
16 MORLYN DRIVE MOUNT MARTHA VIC 3934	\$1,161,000	09-Nov-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: 01 April 2026

Dena Kibblewhite

P 0404406740

M 0404406740

E dena.kibblewhite@elementagents.com.au



3 TANYALEE COURT MOUNT MARTHA VIC 3934

3 2 1

Sold Price ^{RS} **\$1,000,000** Sold Date **02-Mar-26**

Distance **0.33km**



16 CALLISTEMON COURT MOUNT MARTHA VIC 3934

3 2 2

Sold Price ^{RS} **\$1,029,000** ^{UN} Sold Date **16-Mar-26**

Distance **0.51km**



16 MORLYN DRIVE MOUNT MARTHA VIC 3934

3 1 1

Sold Price **\$1,161,000** Sold Date **09-Nov-25**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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