

## 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

13/2A BENTONS ROAD MOUNT MARTHA VIC 3934

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$775,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

3/21 DAVA DRIVE MORNINGTON VIC 3931	\$775,000	26-Nov-24
3/32 BENTONS ROAD MOUNT MARTHA VIC 3934	\$785,000	01-Mar-24
5/103 PRINCE STREET MORNINGTON VIC 3931	\$852,500	07-Nov-24

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: 14 May 2025

**3/21 DAVA DRIVE MORNINGTON  
VIC 3931**

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Sold Price **\$775,000** Sold Date **26-Nov-24**Distance **0.32km****3/32 BENTONS ROAD MOUNT  
MARTHA VIC 3934**

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Sold Price **\$785,000** Sold Date **01-Mar-24**Distance **0.24km****5/103 PRINCE STREET  
MORNINGTON VIC 3931**

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Sold Price **\$852,500** Sold Date **07-Nov-24**Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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