

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

26 MOUNT MARTHA 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

\$1,980,000

&

\$2,160,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,360,999

Property type

House

Suburb

Mount Martha

Period-from

01 Jan 2025

to

31 Dec 2025

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

4 THE COVE SAFETY BEACH VIC 3936	\$1,975,000	25-Jul-25
36 HARBOURSIDE ESPLANADE SAFETY BEACH VIC 3936	\$2,250,000	09-Aug-25
73 IAN ROAD MOUNT MARTHA VIC 3934	\$1,370,000	05-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: 22 January 2026

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4 THE COVE SAFETY BEACH VIC 3936

Sold Price

\$1,975,000

Sold Date

25-Jul-25



4



3



2

Distance

0.99km



36 HARBOURSIDE ESPLANADE SAFETY BEACH VIC 3936

Sold Price

\$2,250,000

Sold Date

09-Aug-25



4



3



2

Distance

0.99km



73 IAN ROAD MOUNT MARTHA VIC 3934

Sold Price

\$1,370,000

Sold Date

05-Dec-25



4



3



2

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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