

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

2 SENTOSA 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

\$1,000,000

&

\$1,100,000

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

2 FIONA COURT MOUNT MARTHA VIC 3934	\$970,000	11-Nov-25
48 ELSPETH CIRCUIT MOUNT MARTHA VIC 3934	\$1,040,000	31-Oct-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: 09 January 2026

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**2 FIONA COURT MOUNT MARTHA
VIC 3934**

 4  2  2

Sold Price

^{RS} **\$970,000**

Sold Date

11-Nov-25

Distance

0.6km



**48 ELSPETH CIRCUIT MOUNT
MARTHA VIC 3934**

 2  2  2

Sold Price

\$1,040,000

Sold Date

31-Oct-25

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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