

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

1 MORLYN DRIVE 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

Suburb

Mount Martha

Period-from

01 May 2025

to

30 Apr 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

23 MELALEUCA ROAD MOUNT MARTHA VIC 3934	\$950,000	01-Dec-25
3 TANYALEE COURT MOUNT MARTHA VIC 3934	\$1,000,000	19-Feb-26

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.

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**23 MELALEUCA ROAD MOUNT
MARTHA VIC 3934**

 3  1  2

Sold Price

\$950,000

Sold Date

01-Dec-25

Distance

0.89km



**3 TANYALEE COURT MOUNT
MARTHA VIC 3934**

 3  2  1

Sold Price

\$1,000,000

Sold Date

19-Feb-26

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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