

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

9 FLORENCE STREET 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

\$1,125,000

&

\$1,215,000

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

4 FLORENCE STREET MOUNT MARTHA VIC 3934	\$1,180,000	18-Feb-26
9 SEFTON GRANGE MOUNT MARTHA VIC 3934	\$1,175,000	02-Feb-26
4 WINDMILL PARADE MOUNT MARTHA VIC 3934	\$1,210,000	26-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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4 FLORENCE STREET MOUNT MARTHA VIC 3934

 4  2  2

Sold Price ^{RS} **\$1,180,000** ^{UN} Sold Date **18-Feb-26**

Distance **0.06km**

Notes from your agent

this home is directly across the road, this home has the same bedrooms bathrooms and car accomodation as the subject property. However this home does not have a pool.
This property sold for \$1,175,000



9 SEFTON GRANGE MOUNT MARTHA VIC 3934

 4  3  2

Sold Price **\$1,175,000** Sold Date **02-Feb-26**

Distance **0.17km**

Notes from your agent

this home is on a slightly bigger block of land with the same bedrooms and bathrooms. This home does not have a pool.



4 WINDMILL PARADE MOUNT MARTHA VIC 3934

 4  2  2

Sold Price ^{RS} **\$1,210,000** Sold Date **26-Feb-26**

Distance **0.2km**

Notes from your agent

this home has the same bedrooms and bathrooms and car accomodation as the subject property. How eever this home is a bigger home and bigger land but does not have a pool.

RS = Recent sale **UN** = Undisclosed Sale

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