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	11 YARRABIN 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	$979,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,400,000	Property type	House	Suburb	Mount Martha
Period-from	01 Sep 2025	to	31 Aug 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
1 DRIFTWOOD COURT MOUNT MARTHA VIC 3934	$975,000	01-Jul-26
10 LAMING COURT MOUNT MARTHA VIC 3934	$992,000	20-Aug-26
1 MORLYN DRIVE MOUNT MARTHA VIC 3934	$1,000,000	22-May-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.~~

This Statement of Information was prepared on: 29 September 2026

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1 DRIFTWOOD COURT MOUNT MARTHA VIC 3934

3 2 2

Sold Price RS $975,000 Sold Date 01-Jul-26

Distance 1.33km

10 LAMING COURT MOUNT MARTHA VIC 3934

4 2 2

Sold Price RS $992,000 Sold Date 20-Aug-26

Distance 0.87km

1 MORLYN DRIVE MOUNT MARTHA VIC 3934

2 2 1

Sold Price $1,000,000 Sold Date 22-May-26

Distance 0.38km

Notes from your agent

1 less bedroom and car space. In original condition and needs work. 11 Yarrabin is better than this. Same location.

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

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