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	7/125 HARRAP 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	$790,000	&	$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$810,000	Property type	Unit	Suburb	Mount Martha
Period-from	01 Aug 2024	to	31 Jul 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
3/135 HARRAP ROAD MOUNT MARTHA VIC 3934	$872,000	08-Mar-25
9/70 HARRAP ROAD MOUNT MARTHA VIC 3934	$830,000	21-Feb-25
12/40 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	$850,000	07-Jul-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: 04 August 2025

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3/135 HARRAP ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price **$872,000** Sold Date **08-Mar-25**

Distance **0.14km**



9/70 HARRAP ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price **$830,000** Sold Date **21-Feb-25**

Distance **0.4km**



12/40 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price RS **$850,000** Sold Date **07-Jul-25**

Distance **1.23km**

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

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