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	14/27 GREEN ISLAND AVENUE 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	$840,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$800,000	Property type	Unit	Suburb	Mount Martha
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
9/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	$870,000	15-Jan-25
3/1 BAY VISTA CLOSE MOUNT MARTHA VIC 3934	$850,000	21-Jan-25
6/200 BENTONS ROAD MOUNT MARTHA VIC 3934	$885,000	19-Jan-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: 18 June 2025

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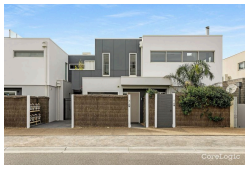


9/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **$870,000** Sold Date **15-Jan-25**

Distance **0.3km**



3/1 BAY VISTA CLOSE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **$850,000** Sold Date **21-Jan-25**

Distance **0.95km**



6/200 BENTONS ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price **$885,000** Sold Date **19-Jan-25**

Distance **1.49km**

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

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