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 SWEETLANDS COURT 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	$1,400,000	&	$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,420,000	Property type	House	Suburb	Mount Martha
Period-from	01 Oct 2024	to	30 Sep 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
1 TRAMINER DRIVE MOUNT MARTHA VIC 3934	$1,450,000	20-Jul-25
12 PARDELLA PLACE MOUNT MARTHA VIC 3934	$1,500,000	04-Aug-25
51 BALCOMBE DRIVE MOUNT MARTHA VIC 3934	$1,480,000	24-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: 14 October 2025

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1 TRAMINER DRIVE MOUNT MARTHA VIC 3934

5 3 2

Sold Price RS **$1,450,000** Sold Date **20-Jul-25**

Distance **0.43km**



12 PARDELLA PLACE MOUNT MARTHA VIC 3934

4 3 3

Sold Price RS **$1,500,000** Sold Date **04-Aug-25**

Distance **0.46km**



51 BALCOMBE DRIVE MOUNT MARTHA VIC 3934

5 3 2

Sold Price RS **$1,480,000** Sold Date **24-Jul-25**

Distance **0.77km**

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

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