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	37 MEADOW CREST CIRCUIT 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	$760,000	&	$836,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,430,000	Property type	House	Suburb	Mount Martha
Period-from	01 Sep 2024	to	31 Aug 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
108 HARRAP ROAD MOUNT MARTHA VIC 3934	$788,000	11-Aug-25
14 WEERONA WAY MORNINGTON VIC 3931	$900,000	22-Aug-25
225 DUNNS ROAD MORNINGTON VIC 3931	$840,000	31-Mar-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: 01 September 2025

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108 HARRAP ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price RS $788,000 Sold Date 11-Aug-25

Distance 0.21km



14 WEERONA WAY MORNINGTON VIC 3931

3 2 2

Sold Price RS $900,000 Sold Date 22-Aug-25

Distance 0.7km



225 DUNNS ROAD MORNINGTON VIC 3931

3 2 2

Sold Price $840,000 Sold Date 31-Mar-25

Distance 1.07km

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

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