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	8/25 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$816,000	Property type	Unit	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
10/150 MORNINGTON-TYABB ROAD MORNINGTON VIC 3931	$500,000	10-Jun-25
7/239 DUNNS ROAD MORNINGTON VIC 3931	$630,000	11-Sep-25
6/30-32 OAKLAND STREET MORNINGTON VIC 3931	$645,000	01-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: 08 October 2025

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10/150 MORNINGTON-TYABB ROAD MORNINGTON VIC 3931

2 1 1

Sold Price **$500,000** Sold Date **10-Jun-25**

Distance **1.57km**



7/239 DUNNS ROAD MORNINGTON VIC 3931

2 1 1

Sold Price RS **$630,000** Sold Date **11-Sep-25**

Distance **0.89km**



6/30-32 OAKLAND STREET MORNINGTON VIC 3931

2 1 1

Sold Price **$645,000** Sold Date **01-Jul-25**

Distance **1.72km**

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

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