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	2/22 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	$780,000	&	$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,385,000	Property type	House	Suburb	Mount Martha
Period-from	01 Dec 2024	to	30 Nov 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
3/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	$850,000	20-Oct-25
1/90 BENTONS ROAD MOUNT MARTHA VIC 3934	$795,000	16-Nov-25
2/65 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	$882,000	15-Nov-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: 11 December 2025

OBrien Real Estate

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3/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price RS **$850,000** UN

Sold Date **20-Oct-25**

Distance **0.11km**



1/90 BENTONS ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price RS **$795,000**

Sold Date **16-Nov-25**

Distance **0.21km**



2/65 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price RS **$882,000**

Sold Date **15-Nov-25**

Distance **0.33km**

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

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