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	11 Tolhurst Place, Mount Martha, VIC 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	$950,000	&	$1,040,000

Median sale price

Median price	$1,550,000	Property Type	House	Suburb	Mount Martha (3934)
Period - From	01/07/2023	to	30/06/2024	Source	Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 SAMUEL CLOSE, MOUNT MARTHA VIC 3934	$1,295,000	24/02/2024
6 DULNAIN STREET, MOUNT MARTHA VIC 3934	$895,000	09/05/2024
163 OSBORNE DRIVE, MOUNT MARTHA VIC 3934	$1,075,000	01/05/2024

This Statement of Information was prepared on: 24/07/2024

AREA SPECIALIST COLLECTIVE