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	4/57 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$800,000	Property type	Unit	Suburb	Mount Martha
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
9/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	$870,000	14-Jan-25
19/27 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	$925,000	06-Dec-24
1/89 BENTONS ROAD MORNINGTON VIC 3931	$875,000	10-Feb-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: 07 April 2025

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9/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price RS $870,000 Sold Date 14-Jan-25

Distance 0.14km



19/27 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price $925,000 Sold Date 06-Dec-24

Distance 0.19km



1/89 BENTONS ROAD MORNINGTON VIC 3931

3 2 2

Sold Price RS $875,000 Sold Date 10-Feb-25

Distance 0.25km

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

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