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	12/40 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 May 2024	to	30 Apr 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	15-Jan-25
2/44 BENTONS ROAD MOUNT MARTHA VIC 3934	$885,000	29-Jan-25
4/57 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	$880,000	05-May-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: 12 May 2025

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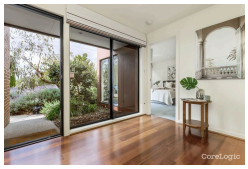


9/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **$870,000** Sold Date **15-Jan-25**

Distance **0.08km**



2/44 BENTONS ROAD MOUNT MARTHA VIC 3934

3 2 -

Sold Price RS **$885,000** UN Sold Date **29-Jan-25**

Distance **0.71km**



4/57 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price RS **$880,000** Sold Date **05-May-25**

Distance **0.12km**

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

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