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<br>Including suburb and postcode | 16 DORSET 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 | $1,295,000 | & | $1,400,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,425,000 | Property type | House | Suburb | Mount Martha |
| Period-from | 01 Sep 2024 | to | 31 Aug 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 GLENCOE CRESCENT MOUNT MARTHA VIC 3934 | $1,430,000 | 01-Apr-25 |
| 34 NORFOLK ROAD MOUNT MARTHA VIC 3934 | $1,460,000 | 05-Sep-25 |
| 6 ORANA DRIVE MOUNT MARTHA VIC 3934 | $1,480,000 | 12-Jun-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: 15 September 2025

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**3 GLENCOE CRESCENT MOUNT MARTHA VIC 3934**

4 3 2

Sold Price **$1,430,000** Sold Date **01-Apr-25**

Distance **0.53km**



**34 NORFOLK ROAD MOUNT MARTHA VIC 3934**

4 2 2

Sold Price RS **$1,460,000** Sold Date **05-Sep-25**

Distance **0.84km**



**6 ORANA DRIVE MOUNT MARTHA VIC 3934**

4 2 2

Sold Price **$1,480,000** Sold Date **12-Jun-25**

Distance **0.14km**

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

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