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	6 CAMBRIDGE 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	$1,495,000	&	$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,385,000	Property type	House	Suburb	Mount Martha
Period-from	01 Aug 2024	to	31 Jul 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
8 CORNWALL CRESCENT MOUNT MARTHA VIC 3934	$1,705,000	30-Jun-25
6 CORNWALL CRESCENT MOUNT MARTHA VIC 3934	$1,695,000	24-Jul-25
43 GLAMORGAN CRESCENT MOUNT MARTHA VIC 3934	$1,650,000	01-Jun-25

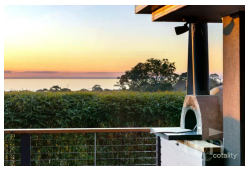
OR

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: 05 August 2025

DANCKERT
REAL ESTATE

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8 CORNWALL CRESCENT MOUNT MARTHA VIC 3934

4 2 2

Sold Price RS $1,705,000 Sold Date 30-Jun-25

Distance 0.27km

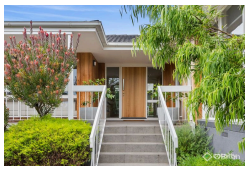


6 CORNWALL CRESCENT MOUNT MARTHA VIC 3934

4 2 2

Sold Price RS $1,695,000 Sold Date 24-Jul-25

Distance 0.29km



43 GLAMORGAN CRESCENT MOUNT MARTHA VIC 3934

4 2 2

Sold Price RS $1,650,000 Sold Date 01-Jun-25

Distance 0.83km

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

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