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	1/90 BENTONS 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	$780,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$816,000	Property type	Unit	Suburb	Mount Martha
Period-from	01 Oct 2024	to	30 Sep 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
15/27 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	$816,000	25-May-25
3/8 TANGERINE COURT MOUNT MARTHA VIC 3934	$800,000	28-Jun-25
2/51 VAN NESS AVENUE MORNINGTON VIC 3931	$800,000	15-Apr-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 October 2025

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15/27 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **$816,000** Sold Date **25-May-25**

Distance **0.09km**



3/8 TANGERINE COURT MOUNT MARTHA VIC 3934

3 2 2

Sold Price **$800,000** Sold Date **28-Jun-25**

Distance **1.63km**



2/51 VAN NESS AVENUE MORNINGTON VIC 3931

3 2 2

Sold Price Sold Date **15-Apr-25**

Distance **0.92km**

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

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