

## 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

8 BAROSSA COURT MOUNT MARTHA VIC 3934

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,375,000

&

\$2,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,360,999

Property type

House

Suburb

Mount Martha

Period-from

01 Feb 2025

to

31 Jan 2026

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

9 JAMES COURT MOUNT MARTHA VIC 3934	\$2,460,000	07-Sep-25
31 HOPETOUN AVENUE MOUNT MARTHA VIC 3934	\$2,300,000	11-Dec-25
6 MAGNOLIA WAY MOUNT MARTHA VIC 3934	\$2,650,000	22-Dec-25

OR

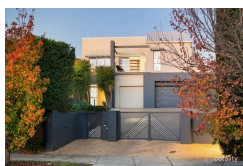
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 February 2026

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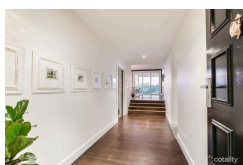


## 9 JAMES COURT MOUNT MARTHA VIC 3934

 4  3  3

Sold Price **\$2,460,000** Sold Date **07-Sep-25**

Distance **0.52km**



## 31 HOPETOUN AVENUE MOUNT MARTHA VIC 3934

 5  3  2

Sold Price <sup>RS</sup> **\$2,300,000** <sup>UN</sup> Sold Date **11-Dec-25**

Distance **0.67km**



## 6 MAGNOLIA WAY MOUNT MARTHA VIC 3934

 5  3  3

Sold Price <sup>RS</sup> **\$2,650,000** <sup>UN</sup> Sold Date **22-Dec-25**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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