

# 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

48 Ian Road, 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)

Range between \$1,400,000 & \$1,540,000

### Median sale price

Median price \$1,430,000 Property Type House Suburb Mount Martha

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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 six 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
1	49 Ian Rd MOUNT MARTHA 3934	\$1,330,000	12/01/2026
2	59 Ian Rd MOUNT MARTHA 3934	\$1,515,000	24/09/2025
3			

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 six months.

This Statement of Information was prepared on:

27/02/2026 15:09



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**Property Type:** House  
**Land Size:** 821 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,400,000 - \$1,540,000  
**Median House Price**  
 Year ending December 2025: \$1,430,000

## Comparable Properties



49 Ian Rd MOUNT MARTHA 3934 (REI/VG)

Agent Comments

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**Price:** \$1,330,000  
**Method:** Private Sale  
**Date:** 12/01/2026  
**Property Type:** House  
**Land Size:** 1377 sqm approx



59 Ian Rd MOUNT MARTHA 3934 (REI/VG)

Agent Comments

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**Price:** \$1,515,000  
**Method:** Private Sale  
**Date:** 24/09/2025  
**Property Type:** House  
**Land Size:** 1005 sqm approx

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 six months.