

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 BAYLISS RISE 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$823,000

Property type

Unit

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

6/47 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$665,000	07-Aug-25
9/50 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$675,000	24-Nov-25
4/90 HARRAP ROAD MOUNT MARTHA VIC 3934	\$700,000	25-Nov-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: 16 February 2026


**6/47 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

2 1 1

 Sold Price **\$665,000** Sold Date **07-Aug-25**

 Distance **0.17km**

**9/50 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

2 1 1

 Sold Price **\$675,000** Sold Date **24-Nov-25**

 Distance **0.32km**

**4/90 HARRAP ROAD MOUNT
MARTHA VIC 3934**

2 1 1

 Sold Price ^{RS} **\$700,000** Sold Date **25-Nov-25**

 Distance **1.43km**
RS = Recent sale

UN = Undisclosed Sale

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