

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

17/2A 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

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

1/19 BEDFORD PLACE MORNINGTON VIC 3931	\$810,000	19-Dec-25
6/3 CROMDALE STREET MOUNT MARTHA VIC 3934	\$810,000	02-Oct-25
21 SEACREST PLACE MOUNT MARTHA VIC 3934	\$860,000	19-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: 03 February 2026

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**1/19 BEDFORD PLACE
MORNINGTON VIC 3931**

3 2 1

Sold Price

^{RS}

\$810,000

Sold Date

19-Dec-25

Distance

0.88km



**6/3 CROMDALE STREET MOUNT
MARTHA VIC 3934**

3 - 1

Sold Price

\$810,000

Sold Date

02-Oct-25

Distance

0.27km



**21 SEACREST PLACE MOUNT
MARTHA VIC 3934**

3 2 2

Sold Price

^{RS}

\$860,000

Sold Date

19-Dec-25

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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