

## 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

11 SOLOMONS TERRACE 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

\$1,575,000

&

\$1,730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,385,000

Property type

House

Suburb

Mount Martha

Period-from

01 Dec 2024

to

30 Nov 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

2 VASEY CLOSE MOUNT MARTHA VIC 3934	\$1,775,000	24-Nov-25
13 CUMBERLAND DRIVE MOUNT MARTHA VIC 3934	\$1,630,000	13-Nov-25
15 HEDGES COURT MOUNT MARTHA VIC 3934	\$1,442,673	13-Sep-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: 19 December 2025



## 2 VASEY CLOSE MOUNT MARTHA VIC 3934

Sold Price <sup>RS</sup> **\$1,775,000** <sup>UN</sup> Sold Date **24-Nov-25**

4 2 2

Distance **0.21km**

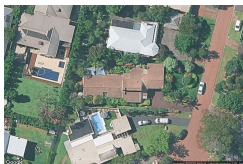


## 13 CUMBERLAND DRIVE MOUNT MARTHA VIC 3934

Sold Price <sup>RS</sup> **\$1,630,000** Sold Date **13-Nov-25**

4 2 2

Distance **0.33km**



## 15 HEDGES COURT MOUNT MARTHA VIC 3934

Sold Price **\$1,442,673** Sold Date **13-Sep-25**

4 2 1

Distance **0.66km**

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

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