

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 DRIFTWOOD COURT, MOUNT MARTHA, VIC 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,950,000

or range between

&

Median sale price

Median price

\$1,401,000

Property Type

House

Suburb

MOUNT MARTHA

Period - From

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales

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

2 PARDELLA PLACE MOUNT MARTHA VIC 3934

\$1,925,000

26-Feb-25

35 CRAIGIE ROAD MOUNT MARTHA VIC 3934

\$2,000,000

21-May-25

13 GLAMIS STREET MOUNT MARTHA VIC 3934

\$1,950,000

08-Jun-25

This Statement of Information was prepared on: 24/11/2025