

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

27 Elspeth Circuit, Mount Martha Vic 3934

Indicative selling price

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

Range between \$975,000 & \$1,070,000

Median sale price

Median price \$1,451,337 Property Type House Suburb Mount Martha

Period - From 20/01/2025 to 19/01/2026 Source Property Data

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	13 Layton Cr MOUNT MARTHA 3934	\$1,030,000	23/10/2025
2	49 Paperbark Dr MOUNT MARTHA 3934	\$1,025,000	08/10/2025
3	4 Flora Rd MOUNT MARTHA 3934	\$1,025,000	11/09/2025

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: 20/01/2026 13:10



Property Type: House (Res)

Land Size: 497 sqm approx

Agent Comments

Indicative Selling Price

\$975,000 - \$1,070,000

Median House Price

20/01/2025 - 19/01/2026: \$1,451,337

Comparable Properties



13 Layton Cr MOUNT MARTHA 3934 (REI)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 23/10/2025

Property Type: House

Land Size: 674 sqm approx



49 Paperbark Dr MOUNT MARTHA 3934 (REI)

Agent Comments



Price: \$1,025,000

Method: Private Sale

Date: 08/10/2025

Property Type: House (Res)

Land Size: 737 sqm approx



4 Flora Rd MOUNT MARTHA 3934 (REI)

Agent Comments



Price: \$1,025,000

Method: Private Sale

Date: 11/09/2025

Property Type: House

Land Size: 738 sqm approx

Account - Marshall White | P: 03 9822 9999



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