

## 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

19 PARER STREET 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

\$2,150,000

&

\$2,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,360,999

Property type

House

Suburb

Mount Martha

Period-from

01 Jan 2025

to

31 Dec 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

|                                        |         |           |
|----------------------------------------|---------|-----------|
| 14 WATSON ROAD MOUNT MARTHA VIC 3934   | 2380000 | 03-Jan-26 |
| 9 JAMES COURT MOUNT MARTHA VIC 3934    | 2460000 | 07-Sep-25 |
| 12 HELENA STREET MOUNT MARTHA VIC 3934 | 3950000 | 11-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: 22 January 2026



## 14 WATSON ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price

<sup>RS</sup>

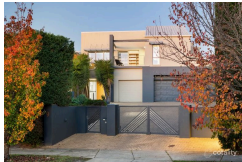
**2380000**

Sold Date

**03-Jan-26**

Distance

**1.6km**



## 9 JAMES COURT MOUNT MARTHA VIC 3934

4 3 3

Sold Price

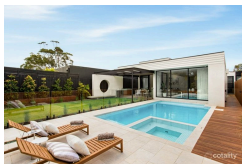
**2460000**

Sold Date

**07-Sep-25**

Distance

**1.81km**



## 12 HELENA STREET MOUNT MARTHA VIC 3934

4 3 2

Sold Price

<sup>RS</sup>

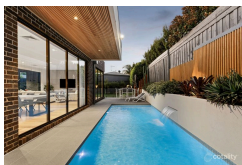
**3950000**

Sold Date

**11-Dec-25**

Distance

**0.27km**



## 23 KOORYONGA GROVE MORNINGTON VIC 3931

4 2 2

Sold Price

**2350000**

Sold Date

**22-Aug-25**

Distance

**1.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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