

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section 47A of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Berth 5237 Hidden Harbour Martha Cove, Safety Beach

Indicative selling price

Single Price

or range
between

\$200,000

&

\$220,000

Median sale price

Median Price

\$970,000

Property type

Land

Suburb

Safety Beach

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

Address of comparable property	Price	Date of sale

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: 20 March 2026