

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

16/194 BENTONS ROAD MOUNT MARTHA VIC 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$879,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Apr 2025

to

31 Mar 2026

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

13/194 BENTONS ROAD MOUNT MARTHA VIC 3934	\$860,000	21-Oct-25
17/194 BENTONS ROAD MOUNT MARTHA VIC 3934	\$875,000	08-Dec-25
11/194 BENTONS ROAD MOUNT MARTHA VIC 3934	\$865,000	30-Mar-26

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: 10 April 2026



**13/194 BENTONS ROAD MOUNT
MARTHA VIC 3934**

3 2 2

Sold Price **\$860,000** Sold Date **21-Oct-25**

Distance **0km**



**17/194 BENTONS ROAD MOUNT
MARTHA VIC 3934**

3 2 2

Sold Price **\$875,000** Sold Date **08-Dec-25**

Distance **0km**



**11/194 BENTONS ROAD MOUNT
MARTHA VIC 3934**

3 2 2

Sold Price ^{RS} **\$865,000** ^{UN} Sold Date **30-Mar-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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