

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

1/51 GREEN ISLAND AVENUE 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

or range
between

\$850,000

&

\$935,000

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

5/57 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$891,000	28-Oct-25
1/21 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$910,000	27-Feb-26
2/65 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$882,000	15-Nov-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: 10 April 2026



**5/57 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price **\$891,000** Sold Date **28-Oct-25**

Distance **0.04km**

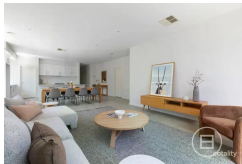


**1/21 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price ^{RS} **\$910,000** Sold Date **27-Feb-26**

Distance **0.26km**



**2/65 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price **\$882,000** Sold Date **15-Nov-25**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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