

# 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 4 Bayland Place, 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)

Range between \$790,000 & \$860,000

### Median sale price

Median price \$880,000 Property Type Unit Suburb Mount Martha

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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	17/2a Bentons Rd MOUNT MARTHA 3934	\$780,000	17/04/2026
2	11/194 Bentons Rd MOUNT MARTHA 3934	\$865,000	30/03/2026
3	1/90 Bentons Rd MOUNT MARTHA 3934	\$795,000	16/11/2025

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: 27/04/2026 15:33