

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

9 VOGEL 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

Land

Suburb

Mount Martha

Period-from

01 Jun 2025

to

31 May 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

| | | |
|--|-------------|-----------|
| 4 FLORENCE STREET MOUNT MARTHA VIC 3934 | \$1,180,000 | 18-Feb-26 |
| 39 VEDA AVENUE MOUNT MARTHA VIC 3934 | \$1,250,000 | 12-May-26 |
| 21 WINDMILL PARADE MOUNT MARTHA VIC 3934 | \$1,190,000 | 20-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: 17 June 2026



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**4 FLORENCE STREET MOUNT
MARTHA VIC 3934**

5 2 2

Sold Price **\$1,180,000** Sold Date **18-Feb-26**

Distance **0.04km**



**39 VEDA AVENUE MOUNT
MARTHA VIC 3934**

3 2 2

Sold Price ^{RS} **\$1,250,000** Sold Date **12-May-26**

Distance **0.15km**



**21 WINDMILL PARADE MOUNT
MARTHA VIC 3934**

4 2 2

Sold Price **\$1,190,000** Sold Date **20-Mar-26**

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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