

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 6 Hume Street, Mount Martha Vic 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,585,000 & \$1,740,000

Median sale price

Median price \$1,465,000 Property Type House Suburb Mount Martha

Period - From 01/04/2025 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	43 Sherwood Cr MOUNT MARTHA 3934	\$1,620,000	24/03/2026
2	31 Waterview Dr MOUNT MARTHA 3934	\$1,720,000	02/03/2026
3			

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: 01/06/2026 12:20



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  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,585,000 - \$1,740,000

Median House Price

Year ending March 2026: \$1,465,000

Comparable Properties



43 Sherwood Cr MOUNT MARTHA 3934 (REI)

Agent Comments

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  2

Price: \$1,620,000

Method: Private Sale

Date: 24/03/2026

Property Type: House

Land Size: 836 sqm approx



31 Waterview Dr MOUNT MARTHA 3934 (REI/VG)

Agent Comments

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Price: \$1,720,000

Method: Private Sale

Date: 02/03/2026

Property Type: House (Res)

Land Size: 1417 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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