

## 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

56 WALARA DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

Suburb

Mount Martha

Period-from

01 May 2025

to

30 Apr 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 WALARA DRIVE MOUNT MARTHA VIC 3934	\$1,175,000	10-Mar-26
101 SOMERSET DRIVE MOUNT MARTHA VIC 3934	\$1,450,000	02-Mar-26
13 ESSEX ROAD MOUNT MARTHA VIC 3934	\$1,173,000	14-Apr-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: 11 May 2026

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**4 WALARA DRIVE MOUNT MARTHA VIC 3934**

3 2 1

Sold Price <sup>RS</sup> **\$1,175,000** Sold Date **10-Mar-26**

Distance **0.36km**



**101 SOMERSET DRIVE MOUNT MARTHA VIC 3934**

5 2 4

Sold Price **\$1,450,000** Sold Date **02-Mar-26**

Distance **0.47km**



**13 ESSEX ROAD MOUNT MARTHA VIC 3934**

3 2 2

Sold Price <sup>RS</sup> **\$1,173,000** Sold Date **14-Apr-26**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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