

## 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 FLORENCE STREET 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

\$1,175,000

&

\$1,275,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

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

|   |             |           |
|---|-------------|-----------|
| 4 FLORENCE STREET MOUNT MARTHA VIC 3934 | -           | 18-Feb-26 |
| 9 SEFTON GRANGE MOUNT MARTHA VIC 3934   | \$1,175,000 | 06-Feb-26 |
| 4 WINDMILL PARADE MOUNT MARTHA VIC 3934 | \$1,210,000 | 26-Feb-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: 20 April 2026

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**4 FLORENCE STREET MOUNT  
 MARTHA VIC 3934**

 4  2  2

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date **18-Feb-26**

Distance **0.06km**

**Notes from your agent**

this home is directly across the road, this home has the same bedrooms bathrooms and car accomodation as the subject property. However this home does not have a pool.  
 This property sold for \$1,175,000



**9 SEFTON GRANGE MOUNT  
 MARTHA VIC 3934**

 4  3  2

Sold Price

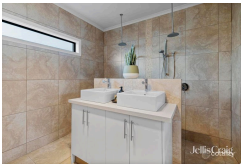
<sup>RS</sup> **\$1,175,000**

Sold Date **06-Feb-26**

Distance **0.17km**

**Notes from your agent**

this home is on a slightly bigger block of land with the same bedrooms and bathrooms. This home does not have a pool.



**4 WINDMILL PARADE MOUNT  
 MARTHA VIC 3934**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,210,000**

Sold Date **26-Feb-26**

Distance **0.2km**

**Notes from your agent**

this home has the same bedrooms and bathrooms and car accomodation as the subject property. How eever this home is a bigger home and bigger land but does not have a pool.

**RS** = Recent sale      **UN** = Undisclosed Sale

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