

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Coupers Realty Pty Ltd
Fingal VIC 3939

Property offered for sale

Address
Including suburb or locality and postcode

24 Balcombe Drive, Mount Martha, Vic 3934

Indicative selling price

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

Price range \$1,350,000-\$1,450,000

Median sale price - House

(*Delete house or unit as applicable)

Median price \$1,460,000

House

Suburb or locality Mount Martha, Vic 3934

Period - From Aug 2024

to July 2025

Source Realestate.com.au

Comparable property sales.

51 Balcombe Drive, Mount Martha \$1,480,000

2 Scenic Court, Mount Martha \$1,400,000

1 Clydesdale Court, Mount Martha \$1,600,000

This Statement of Information was prepared on: 11th August 2025

COUPERS REALTY PTY LTD

MOONAH LINKS, FINGAL VICTORIA 3939

11/08/2025