

## 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

1 TRAMINER 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

\$1,450,000

&

\$1,595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

Suburb

Mount Martha

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

1 CLYDESDALE COURT MOUNT MARTHA VIC 3934	\$1,600,000	12-Jun-25
3 LAKEVIEW GROVE MORNINGTON VIC 3931	\$1,475,000	31-May-25

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.

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**1 CLYDESDALE COURT MOUNT  
MARTHA VIC 3934**

4 2 3

Sold Price <sup>RS</sup> **\$1,600,000** Sold Date **12-Jun-25**

Distance **0.5km**



**3 LAKEVIEW GROVE  
MORNINGTON VIC 3931**

4 2 4

Sold Price <sup>RS</sup> **\$1,475,000** Sold Date **31-May-25**

Distance **1.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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