

# 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

6 Cornwall Crescent, 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)

Price range \$1,595,000-\$1,695,000

### Median sale price - House

(\*Delete house or unit as applicable)

Median price \$1,440,000

House

Suburb or locality Mount Martha, Vic 3934

Period - From July 2024

to June 2025

Source Realestate.com.au

Comparable property sales.

**43 Glamorgan Crescent, Mount Martha \$1,650,000**

**8 Cornwall Crescent, Mount Martha \$1,705,000**

**114 Somerset Drive, Mount Martha \$1,570,000**

This Statement of Information was prepared on: 7 July 2025

COUPERS REALTY PTY LTD

MOONAH LINKS, FINGAL VICTORIA 3939

7/07/2025