

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

7/125 HARRAP ROAD MOUNT MARTHA VIC 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

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

3/135 HARRAP ROAD MOUNT MARTHA VIC 3934	\$872,000	08-Mar-25
9/70 HARRAP ROAD MOUNT MARTHA VIC 3934	\$830,000	21-Feb-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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**3/135 HARRAP ROAD MOUNT
MARTHA VIC 3934**

3 2 2

Sold Price **\$872,000** Sold Date **08-Mar-25**

Distance **0.14km**



**9/70 HARRAP ROAD MOUNT
MARTHA VIC 3934**

3 2 2

Sold Price **\$830,000** Sold Date **21-Feb-25**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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