

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

15 Beldarry Court, Mount Martha Vic 3934

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$1,450,500

Property Type

House

Suburb

Mount Martha

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

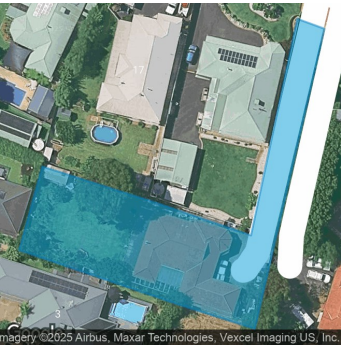
	Address of comparable property	Price	Date of sale
1	1 Clydesdale Ct MOUNT MARTHA 3934	\$1,600,000	12/06/2025
2	24 Summerfield Dr MORNINGTON 3931	\$1,600,000	04/06/2025
3			

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 six months.

This Statement of Information was prepared on:

23/07/2025 09:00



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1413 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending June 2025: \$1,450,500

Comparable Properties



1 Clydesdale Ct MOUNT MARTHA 3934 (REI)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 12/06/2025
Property Type: House
Land Size: 883 sqm approx



24 Summerfield Dr MORNINGTON 3931 (REI)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 1512 sqm approx

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 six months.