

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

7/2 LATROBE DRIVE 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

\$810,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

2/32-34 WATSON ROAD MOUNT MARTHA VIC 3934	795000	30-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.

This Statement of Information was prepared on: 15 November 2025

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**2/32-34 WATSON ROAD MOUNT
MARTHA VIC 3934**

 2  1  1

Sold Price

795000 Sold Date **30-May-25**

Distance

0.61km

RS = Recent sale **UN** = Undisclosed Sale

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