

## 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

21 SEACREST PLACE 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

\$800,000

&

\$880,000

### 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

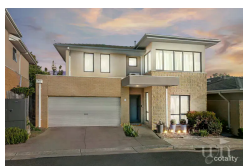
29 SEACREST PLACE MOUNT MARTHA VIC 3934	\$815,000	30-Jul-25
12/40 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$850,000	06-Jul-25
2/130A BENTONS ROAD MOUNT MARTHA VIC 3934	\$845,250	12-Sep-25

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: 26 November 2025

Ryan Baker  
 P 0421046287  
 M 0421046287  
 E ryan.baker@obrienrealestate.com.au



**29 SEACREST PLACE MOUNT  
 MARTHA VIC 3934**

 3  2  2

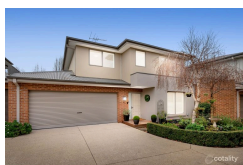
Sold Price **\$815,000** Sold Date **30-Jul-25**  
 Distance **0km**



**12/40 GREEN ISLAND AVENUE  
 MOUNT MARTHA VIC 3934**

 3  2  2

Sold Price **\$850,000** Sold Date **06-Jul-25**  
 Distance **0.37km**



**2/130A BENTONS ROAD MOUNT  
 MARTHA VIC 3934**

 3  2  2

Sold Price **\$845,250** Sold Date **12-Sep-25**  
 Distance **0.57km**

RS = Recent sale      UN = Undisclosed Sale

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