

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

6/3 CROMDALE STREET 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

\$750,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Sep 2024

to

31 Aug 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

15/27 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$816,000	25-May-25
1/6 NELSON STREET MORNINGTON VIC 3931	\$825,000	17-Mar-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: 08 September 2025

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**15/27 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

 3  2  2

Sold Price

\$816,000

Sold Date **25-May-25**

Distance

0.67km



**1/6 NELSON STREET
MORNINGTON VIC 3931**

 2  2  2

Sold Price

\$825,000

Sold Date **17-Mar-25**

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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