

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

69 MARRIOTT 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,360,999

Property type

House

Suburb

Mount Martha

Period-from

01 Jan 2025

to

31 Dec 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

1 WHITSUNDAY COURT MOUNT MARTHA VIC 3934	\$1,095,000	22-Aug-25
183 BENTONS ROAD MORNINGTON VIC 3931	\$1,100,000	17-Aug-25
11 JENNER CLOSE MORNINGTON VIC 3931	\$1,050,000	12-Nov-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: 27 January 2026

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**1 WHITSUNDAY COURT MOUNT
MARTHA VIC 3934**
 3  2  2

Sold Price

\$1,095,000

 Sold Date **22-Aug-25**

 Distance **0.08km**

**183 BENTONS ROAD MORNINGTON
VIC 3931**
 4  2  2

Sold Price

\$1,100,000

 Sold Date **17-Aug-25**

 Distance **0.26km**

**11 JENNER CLOSE MORNINGTON
VIC 3931**
 4  2  2

Sold Price

\$1,050,000

 Sold Date **12-Nov-25**

 Distance **0.46km**
RS = Recent sale

UN = Undisclosed Sale

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