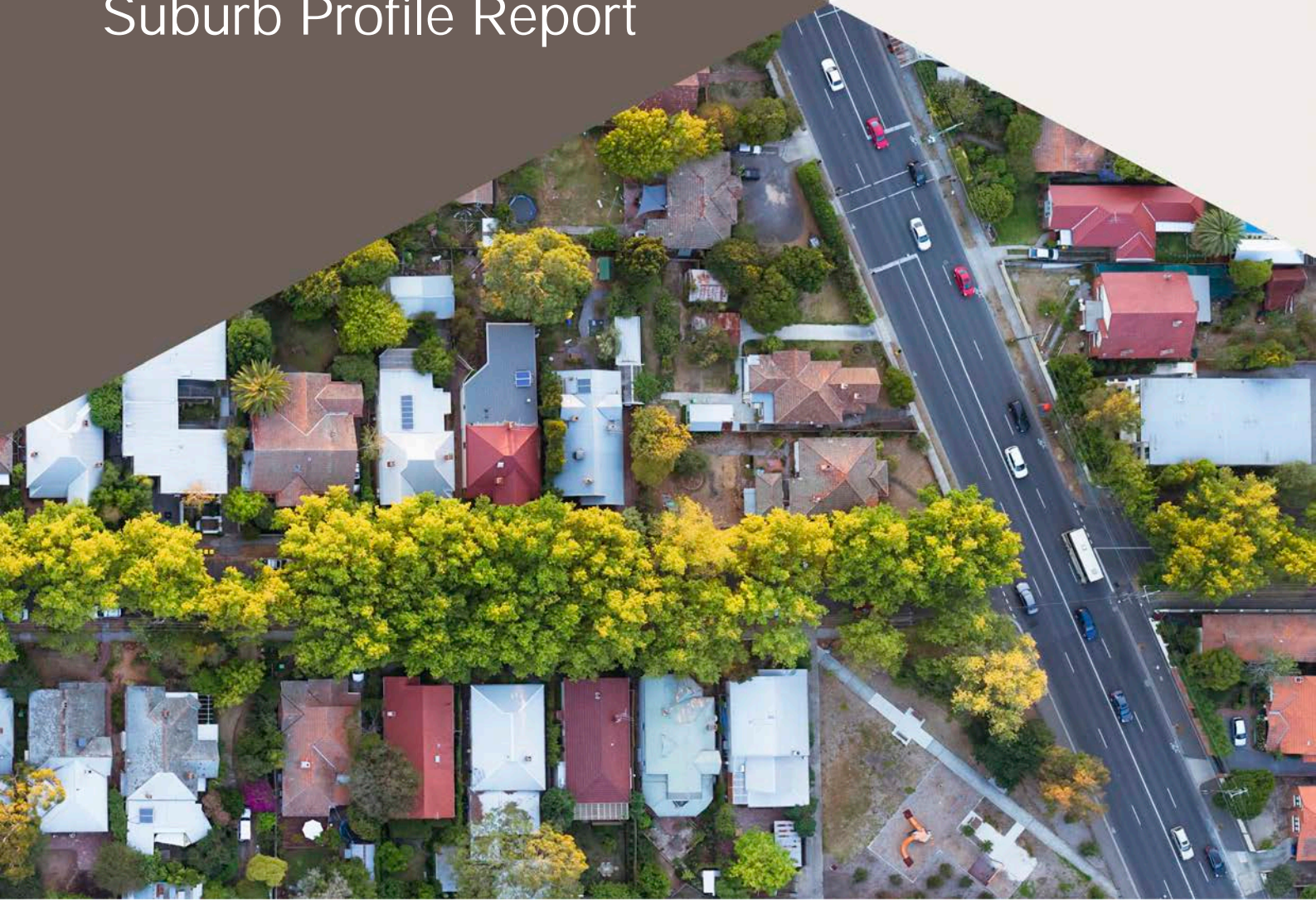


# Suburb Profile Report



## Mount Martha VIC 3934

Prepared on: 06 February 2018  
Prepared for: Everyone  
Prepared by: Janet McNeill  
Phone: 0419503327  
Email: [janet@mcneillrealestate.com.au](mailto:janet@mcneillrealestate.com.au)

## MOUNT MARTHA


**51km**

Distance from GPO


**17.1k**

Population

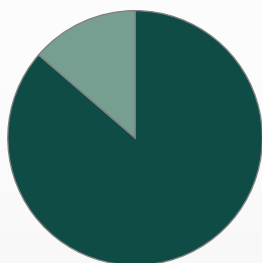
**12.6%**

5 year population change


**10 years**

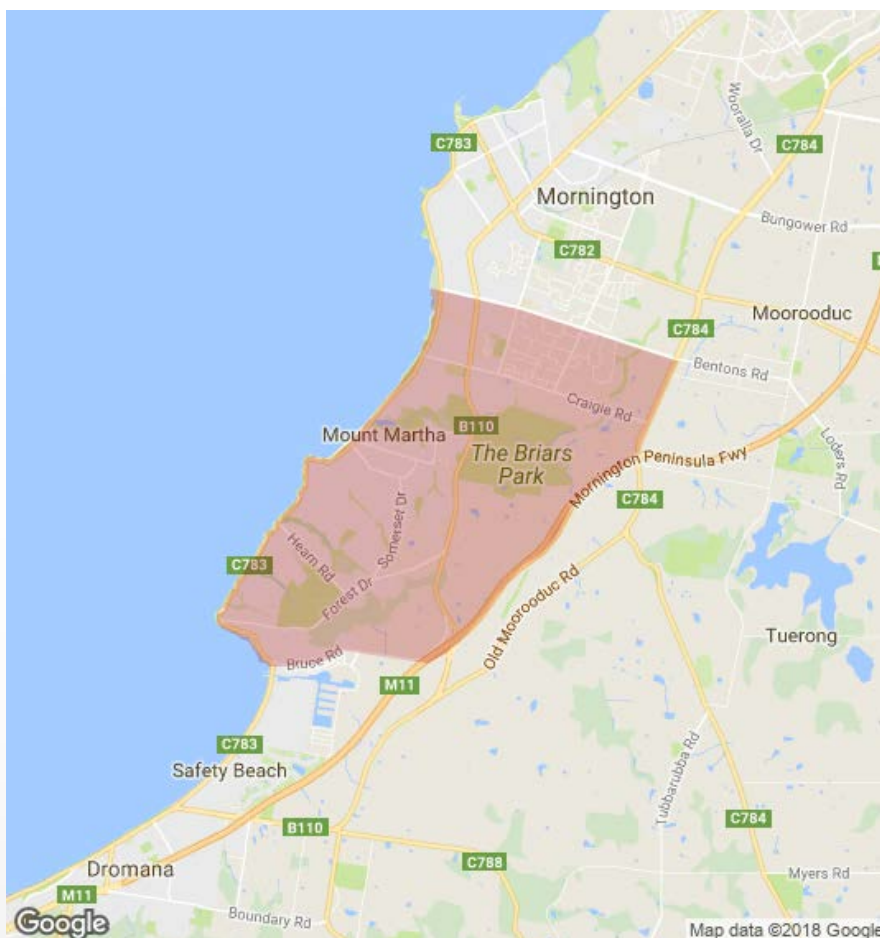
Average length of ownership

14%



86%

Owner Occupiers Renters



The size of Mount Martha is approximately 30 square kilometres. It has 31 parks covering nearly 8% of total area. The population of Mount Martha in 2006 was 15,173 people. By 2011 the population was 17,084 showing a population growth of 12.6% in the area during that time. The predominant age group in Mount Martha is 0-14 years. Households in Mount Martha are primarily couples with children and are likely to be repaying \$1800 - \$2400 per month on mortgage repayments. In general, people in Mount Martha work in a professional occupation. In 2006, 83.4% of the homes in Mount Martha were owner-occupied compared with 83.3% in 2011. Currently the median sales price of houses in the area is \$922,000.



Total dwellings



Total new listings\*



Median Value

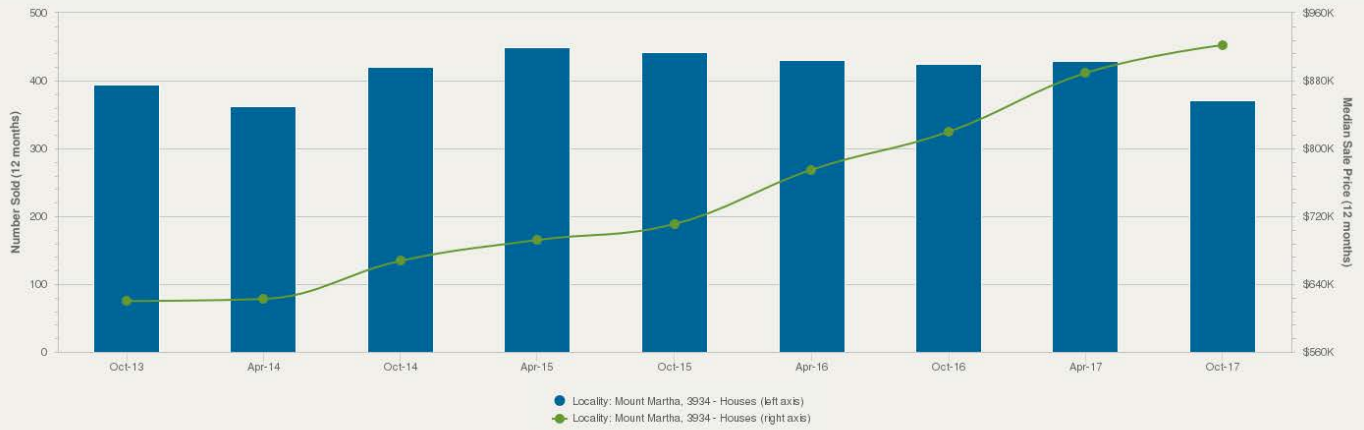
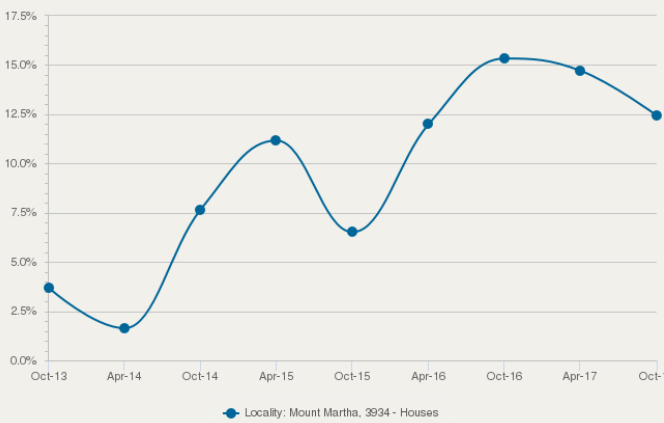
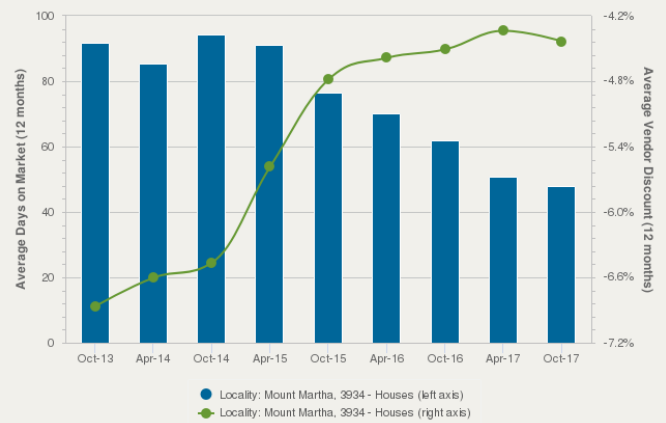


Total number currently listed


**6,234**
**317**
**\$985,011**
**88**

**1,163**
**56**
**\$612,984**
**31**

\*Total number of unique properties listed for sale over the past 12 months.


**HOUSES: FOR SALE**
**Number Sold vs. Median Sale Price**

**Change in Median Price**

**Average Days on Market vs. Average Vendor Discount**

**\$\$\$**

Upper Quartile Price\*

**\$1,200,000**

The 75th percentile sale price of sales over the past 12 months within the suburb.

**\$\$**

Median Price\*

**\$922,000**

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000 are excluded from the analysis.

**\$**













Lower Quartile Price\*

**\$772,000**

















The 25th percentile sale price of sales over the past 12 months within the suburb.

*\*Statistics are calculated over a rolling 12 month period*


















**HOUSES: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
 **1**
 **2**  
**BEDROOMS**
**RECENTLY SOLD**
 **6**

 <p><b>15 Walara Drive Mount Martha VIC 3934</b>          Listed on 19 Dec 2017  <a href="#">CONTACT AGENT</a></p> <p>  1   3   825m<sup>2</sup> </p>	 <p><b>7 Indura Street Mount Martha VIC 3934</b>          Sold on 29 Dec 2017  <b>\$615,000*</b></p> <p>  2   1   640m<sup>2</sup> </p>  <p><b>4 Norfolk Road Mount Martha VIC 3934</b>          Sold on 13 Dec 2017  <b>\$770,000*</b></p> <p>  4   2   854m<sup>2</sup> </p>
---	--

 **32**
 **3**  
**BEDROOMS**
 **70**

 <p><b>40 Bentons Road Mount Martha VIC 3934</b>          Listed on 04 Feb 2018  <a href="#">Under Contract</a></p> <p>  2   2   346m<sup>2</sup> </p>  <p><b>5 Orana Drive Mount Martha VIC 3934</b>          Listed on 04 Feb 2018  <b>\$950,000-\$990,000</b></p> <p>  2   2   1,070m<sup>2</sup> </p>	 <p><b>336 Esplanade Mount Martha VIC 3934</b>          Sold on 04 Feb 2018  <b>\$2,200,000*</b></p> <p>  2   2   1,506m<sup>2</sup> </p>  <p><b>2 Hinkler Street Mount Martha VIC 3934</b>          Sold on 29 Jan 2018  <b>\$930,000*</b></p> <p>  2   1   406m<sup>2</sup> </p>
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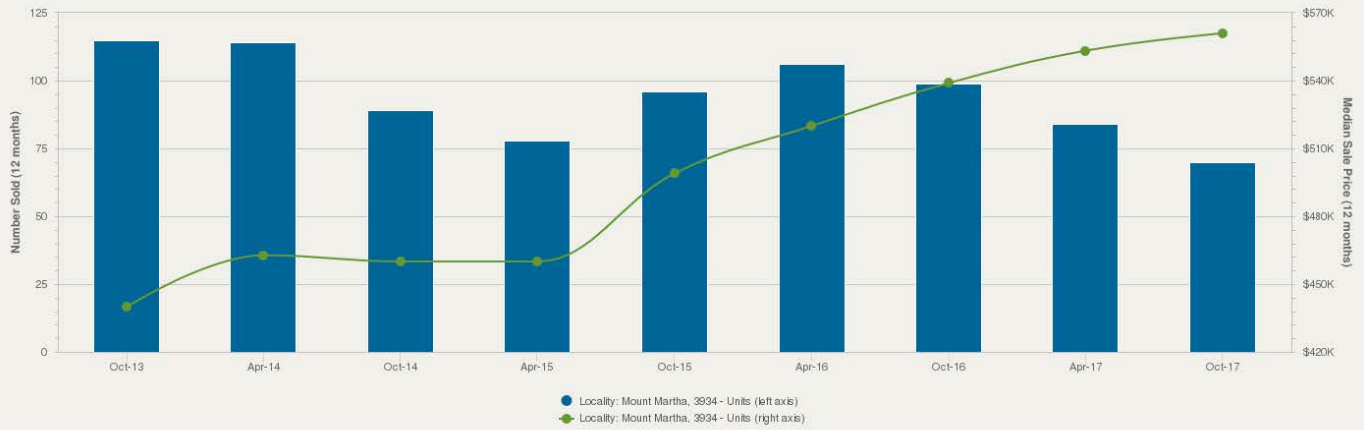
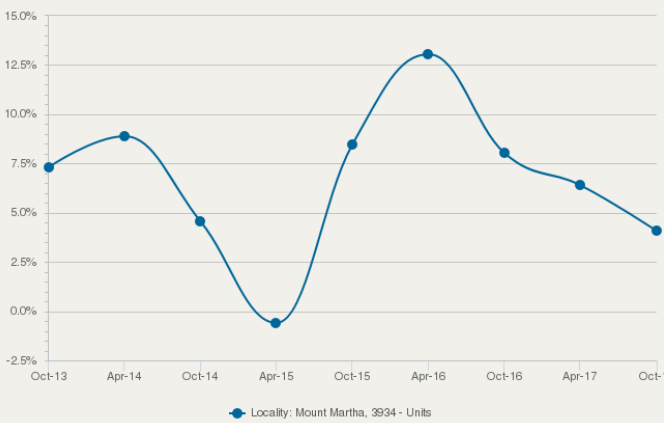
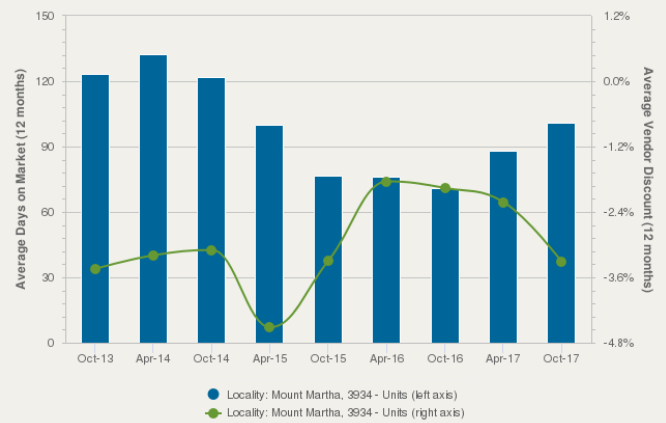
 **37**
 **4**  
**BEDROOMS**
 **79**

 <p><b>35 Dominion Road Mount Martha VIC 3934</b>          Listed on 04 Feb 2018  <b>\$2.3 - \$2.5 million</b></p> <p>  5   2   1,467m<sup>2</sup> </p>  <p><b>34 Hakea Drive Mount Martha VIC 3934</b>          Listed on 04 Feb 2018  <a href="#">Auction</a></p> <p>  2   2   983m<sup>2</sup> </p>	 <p><b>88 Harrap Road Mount Martha VIC 3934</b>          Sold on 01 Feb 2018  <b>\$882,500*</b></p> <p>  2   2   560m<sup>2</sup> </p>  <p><b>1 Shona Place Mount Martha VIC 3934</b>          Sold on 31 Jan 2018  <b>Not Disclosed</b></p> <p>  3   2   2,095m<sup>2</sup> </p>
--	---



= number of houses currently On the Market or Sold within the last 6 months

\*Agent advised


**UNITS: FOR SALE**
**Number Sold vs. Median Sale Price**

**Change in Median Price**

**Average Days on Market vs. Average Vendor Discount**

**\$\$\$**

Upper Quartile Price\*

**\$665,000**

The 75th percentile sale price of sales over the past 12 months within the suburb.

**\$\$**

Median Price\*

**\$561,000**

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

**\$**

Lower Quartile Price\*

**\$460,000**

The 25th percentile sale price of sales over the past 12 months within the suburb.

*\*Statistics are calculated over a rolling 12 month period*


**UNITS: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
 **3**
 **1**  
BEDROOMS

**RECENTLY SOLD**
 **1**

**105/183-191 Osborne Drive  
Mount Martha VIC 3934**

 Listed on 02 Feb 2018  
Not Disclosed

**130/183-191 Osborne Drive  
Mount Martha VIC 3934**

 Sold on 08 Nov 2017  
\$150,000

**114/183-191 Osborne Drive  
Mount Martha VIC 3934**

 Listed on 02 Feb 2018  
Not Disclosed

 **13**
 **2**  
BEDROOMS

 **10**

**42 Acacia Street Mount  
Martha VIC 3934**

 Listed on 02 Feb 2018  
Not Disclosed

**13/80 Bentons Road Mount  
Martha VIC 3934**

 Sold on 20 Dec 2017  
\$585,000\*

**80/183-191 Osborne Drive  
Mount Martha VIC 3934**

 Listed on 02 Feb 2018  
Not Disclosed

**52/183-191 Osborne Drive  
Mount Martha VIC 3934**

 Sold on 19 Dec 2017  
\$365,000

 **15**
 **3**  
BEDROOMS

 **19**

**12/40 Green Island Avenue  
Mount Martha VIC 3934**

 Listed on 03 Feb 2018  
\$650,000-\$680,000

**3/42 Bentons Road Mount  
Martha VIC 3934**

 Sold on 12 Jan 2018  
\$671,000\*

**1/10 Cromdale Street Mount  
Martha VIC 3934**

 Listed on 02 Feb 2018  
\$900,000 - \$990,000

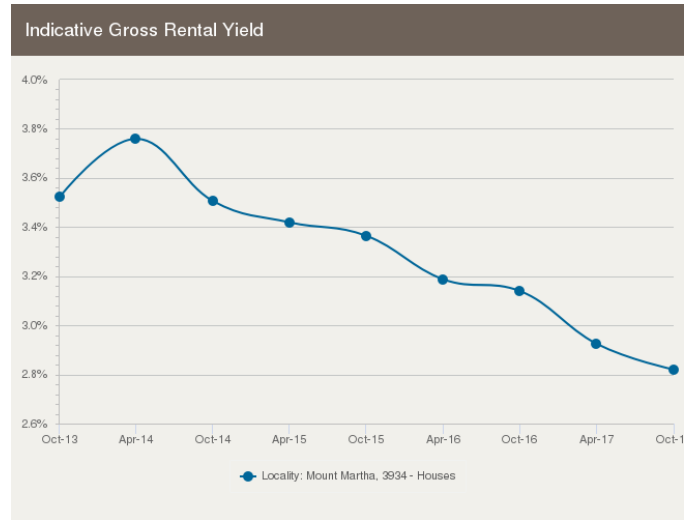
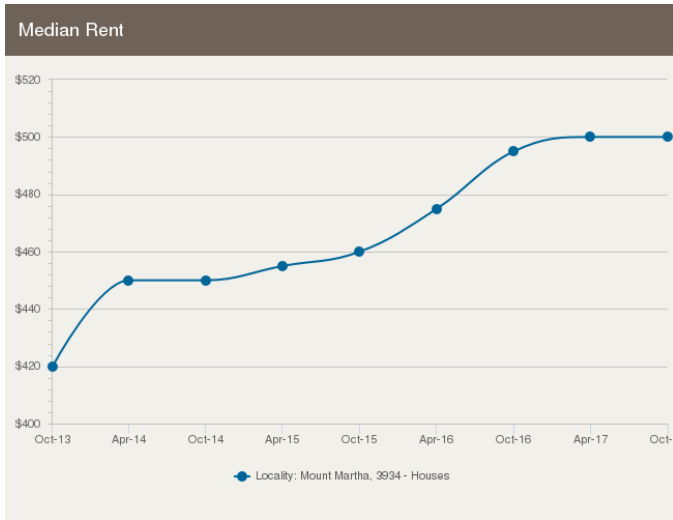
**1/23-25 Green Island Avenue  
Mount Martha VIC 3934**

 Sold on 10 Jan 2018  
\$749,000\*


= number of units currently On the Market or Sold within the last 6 months

\*Agent advised

## HOUSES: FOR RENT



## HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

0

2  
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

9

3  
BEDROOMS

**39 Cornwall Crescent Mount Martha VIC 3934**  
Listed on 03 Feb 2018  
\$675/W

- 2
- 2
- 895m<sup>2</sup>

**22 Frances Drive Mount Martha VIC 3934**  
Listed on 02 Feb 2018  
\$400/W

- 4
- 2
- 407m<sup>2</sup>

12

4  
BEDROOMS

**3 Devon Court Mount Martha VIC 3934**  
Listed on 03 Feb 2018  
\$480/W

- 2
- 2
- 851m<sup>2</sup>

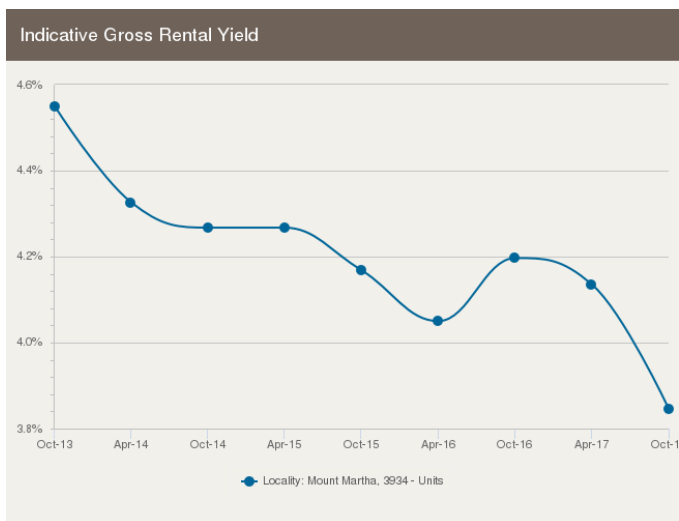
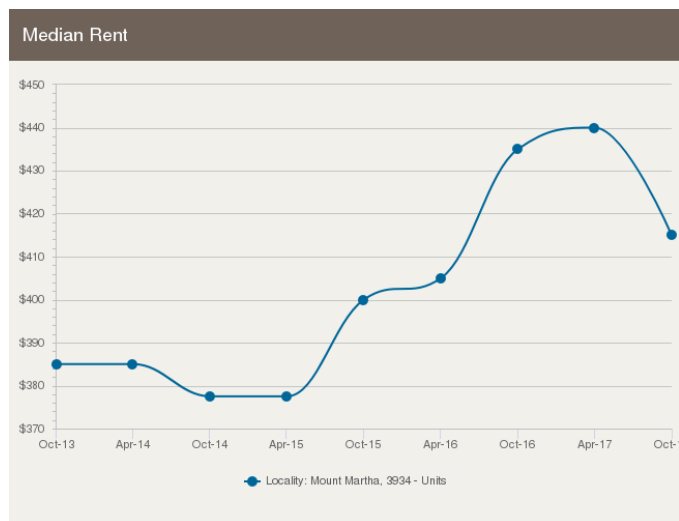
**15 Scenic Court Mount Martha VIC 3934**  
Listed on 02 Feb 2018  
- /W

- 3
- 2
- 800m<sup>2</sup>

= number of houses observed as On the Market for Rent within the last month



## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

0

1  
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

3

2  
BEDROOMS

**5/41 Green Island Avenue  
Mount Martha VIC 3934**

Listed on 01 Feb 2018  
\$380/W

1  
 1  
 174m<sup>2</sup>

**11/27 Dominion Road Mount  
Martha VIC 3934**

Listed on 31 Jan 2018  
\$630/W

2  
 1  
 596m<sup>2</sup>

7

3  
BEDROOMS

**6/200 Bentons Road Mount  
Martha VIC 3934**

Listed on 03 Feb 2018  
\$460/W

2  
 2  
 269m<sup>2</sup>

**22/70 Harrap Road Mount  
Martha VIC 3934**

Listed on 31 Jan 2018  
\$485/W

2  
 2  
 259m<sup>2</sup>



= number of units observed as On the Market for Rent within the last month



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