

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

11/194 BENTONS ROAD 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

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$823,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Mar 2025

to

28 Feb 2026

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

17/194 BENTONS ROAD MOUNT MARTHA VIC 3934	\$875,000	08-Dec-25
13/194 BENTONS ROAD MOUNT MARTHA VIC 3934	\$860,000	21-Oct-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: 03 March 2026



**17/194 BENTONS ROAD MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price **\$875,000** Sold Date **08-Dec-25**

Distance **0km**



**13/194 BENTONS ROAD MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price **\$860,000** Sold Date **21-Oct-25**

Distance **0km**

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

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