

## 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

16/194 BENTONS ROAD 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

\$795,000

&

\$874,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,125

Property type

Unit

Suburb

Mount Martha

Period-from

01 Jun 2025

to

31 May 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

11/194 BENTONS ROAD MOUNT MARTHA VIC 3934	\$865,000	30-Mar-26
13/194 BENTONS ROAD MOUNT MARTHA VIC 3934	\$860,000	21-Oct-25
17/194 BENTONS ROAD MOUNT MARTHA VIC 3934	\$875,000	08-Dec-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: 09 June 2026



**11/194 BENTONS ROAD MOUNT  
MARTHA VIC 3934**

3 2 2

Sold Price

**\$865,000**

Sold Date

**30-Mar-26**

Distance

**0km**



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

3 2 2

Sold Price

**\$860,000**

Sold Date

**21-Oct-25**

Distance

**0km**



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

3 2 2

Sold Price

**\$875,000**

Sold Date

**08-Dec-25**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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