

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

12 Sunhill Road, Mount Martha Vic 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,350,000 Property Type Vacant land Suburb Mount Martha

Period - From 03/02/2025 to 02/02/2026 Source Property Data

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 six 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	45 Somerset Dr MOUNT MARTHA 3934	\$1,215,000	20/01/2026
2	7 Potts La MOUNT MARTHA 3934	\$1,085,000	16/12/2025
3	7 Stiles St MOUNT MARTHA 3934	\$1,150,000	14/10/2025

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 six months.~~

This Statement of Information was prepared on: 03/02/2026 11:01