

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

34 Naples Road, Mentone Vic 3194

Indicative selling price

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

Range between \$2,350,000 & \$2,525,000

Median sale price

Median price \$1,445,000 Property Type House Suburb Mentone

Period - From 01/07/2024 to 30/09/2024 Source REIV

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	6 Armstrong St BEAUMARIS 3193	\$2,425,000	20/11/2024
2	34 Mundy St MENTONE 3194	\$2,450,000	16/11/2024
3	1 Charman Rd BEAUMARIS 3193	\$2,435,000	05/09/2024

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:

06/01/2025 14:38



5 2 3

Property Type: House
Land Size: 812 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,350,000 - \$2,525,000
Median House Price
 September quarter 2024: \$1,445,000

Comparable Properties



6 Armstrong St BEAUMARIS 3193 (REI/VG)

Agent Comments

5 3 2

Price: \$2,425,000
Method: Sold Before Auction
Date: 20/11/2024
Property Type: House (Res)
Land Size: 805 sqm approx



34 Mundy St MENTONE 3194 (REI)

Agent Comments

5 3 2

Price: \$2,450,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 738 sqm approx



1 Charman Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,435,000
Method: Private Sale
Date: 05/09/2024
Property Type: House (Res)
Land Size: 750 sqm approx

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