

## 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

4/132 CHARMAN ROAD MENTONE VIC 3194

### 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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

3/132 CHARMAN ROAD MENTONE VIC 3194	\$1,170,000	09-Dec-24
2/132 CHARMAN ROAD MENTONE VIC 3194	\$1,163,500	14-Oct-24
2/14 FLINDERS STREET MENTONE VIC 3194	\$1,175,000	20-Nov-23

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: 29 January 2025



**3/132 CHARMAN ROAD MENTONE  
VIC 3194**

 3  3  2

Sold Price

<sup>RS</sup>

**\$1,170,000**

Sold Date

**09-Dec-24**

Distance

**0.01km**



**2/132 CHARMAN ROAD MENTONE  
VIC 3194**

 3  3  2

Sold Price

**\$1,163,500**

Sold Date

**14-Oct-24**

Distance

**0.02km**



**2/14 FLINDERS STREET MENTONE  
VIC 3194**

 3  2  2

Sold Price

**\$1,175,000**

Sold Date

**20-Nov-23**

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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