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	15 Riviera Street, Mentone Vic 3194

Indicative selling price

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

Range between $1,090,000 & $1,165,000

Median sale price

Median price $1,402,000 Property Type House Suburb Mentone

Period - From 01/10/2024 to 31/12/2024 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	7 Edmond St PARKDALE 3195	$1,125,000	03/03/2025
2	9 Edward St CHELTENHAM 3192	$1,147,000	15/02/2025
3	1 Snowdon Dr CHELTENHAM 3192	$1,140,000	21/12/2024

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: 01/04/2025 09:10

15 Riviera Street, Mentone Vic 3194

3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,090,000 - $1,165,000
Median House Price
December quarter 2024: $1,402,000

Comparable Properties

7 Edmond St PARKDALE 3195 (REI)

3 1 2

Price: $1,125,000
Method: Sold Before Auction
Date: 03/03/2025
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments

9 Edward St CHELTENHAM 3192 (REI)

3 1 3

Price: $1,147,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 563 sqm approx

Agent Comments

1 Snowdon Dr CHELTENHAM 3192 (REI)

3 1 2

Price: $1,140,000
Method: Private Sale
Date: 21/12/2024
Property Type: House

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216

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