

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

18 Riviera Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

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	45 Voltri St CHELTENHAM 3192	\$1,418,000	09/11/2024
2	5 Flinders St MENTONE 3194	\$1,450,000	09/10/2024
3	19 Glenelg Dr MENTONE 3194	\$1,360,000	13/09/2024

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:

03/02/2025 16:10



4 bedrooms, 2 bathrooms, 2 cars

Property Type: House (Res)

Land Size: 801 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

December quarter 2024: \$1,402,000

Comparable Properties



45 Voltri St CHELTENHAM 3192 (REI)

Agent Comments

4 bedrooms, 2 bathrooms, 2 cars

Price: \$1,418,000

Method: Private Sale

Date: 09/11/2024

Property Type: House

Land Size: 582 sqm approx



5 Flinders St MENTONE 3194 (REI/VG)

Agent Comments

4 bedrooms, 1 bathroom, 2 cars

Price: \$1,450,000

Method: Private Sale

Date: 09/10/2024

Property Type: House (Res)

Land Size: 615 sqm approx



19 Glenelg Dr MENTONE 3194 (REI/VG)

Agent Comments

4 bedrooms, 2 bathrooms, 2 cars

Price: \$1,360,000

Method: Sold Before Auction

Date: 13/09/2024

Property Type: House (Res)

Land Size: 566 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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