

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

13 Avenza Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,030,000 & \$1,130,000

Median sale price

Median price \$1,370,000 Property Type House Suburb Mentone

Period - From 14/02/2024 to 13/02/2025 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	1 Snowdon Dr CHELTENHAM EAST 3192	\$1,140,000	21/12/2024
2	70 Glenelg Dr MENTONE 3194	\$1,075,000	11/10/2024
3	11 Avenza St MENTONE 3194	\$1,285,000	16/09/2024

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:

14/02/2025 15:08



Property Type: House (Previously Occupied - Detached)

Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price

\$1,030,000 - \$1,130,000

Median House Price

14/02/2024 - 13/02/2025: \$1,370,000

Comparable Properties

1 Snowdon Dr CHELTENHAM EAST 3192 (VG)

Agent Comments



Price: \$1,140,000

Method: Sale

Date: 21/12/2024

Property Type: House (Res)

Land Size: 537 sqm approx

70 Glenelg Dr MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,075,000

Method: Private Sale

Date: 11/10/2024

Property Type: House

Land Size: 532.04 sqm approx

11 Avenza St MENTONE 3194 (VG)

Agent Comments



Price: \$1,285,000

Method: Sale

Date: 16/09/2024

Property Type: House (Res)

Land Size: 613 sqm approx



Account - 11 North | P: 1300 353 836



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