

## 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

8/5-7 VENICE STREET 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

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Mentone

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/46-48 PATTY STREET MENTONE VIC 3194	\$800,000	20-Dec-24
1/56 COLLINS STREET MENTONE VIC 3194	\$765,000	13-Oct-24

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.

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**2/46-48 PATTY STREET MENTONE** Sold Price **\$800,000** Sold Date **20-Dec-24**  
**VIC 3194**

2 1 1

Distance **0.82km**



**1/56 COLLINS STREET MENTONE** Sold Price **\$765,000** Sold Date **13-Oct-24**  
**VIC 3194**

3 1 1

Distance **0.59km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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