

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 8/86-88 Collins Street, Mentone Vic 3194

Indicative selling price

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

Range between \$560,000 & \$595,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Mentone

Period - From 01/04/2024 to 31/03/2025 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	1/5 Bourke St MENTONE 3194	\$585,000	29/03/2025
2	2/4 Coleman Ct CHELTENHAM 3192	\$595,000	16/12/2024
3	2/122 Beach Rd PARKDALE 3195	\$585,000	09/11/2024

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: 24/04/2025 12:13

8/86-88 Collins Street, Mentone Vic 3194

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Property Type: Unit
Agent Comments

Indicative Selling Price
\$560,000 - \$595,000
Median Unit Price
Year ending March 2025: \$700,000

Comparable Properties



1/5 Bourke St MENTONE 3194 (REI)

[Agent Comments](#)

 2  1  1

Price: \$585,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Unit
Land Size: 122 sqm approx



2/4 Coleman Ct CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

 2  1  1

Price: \$595,000
Method: Private Sale
Date: 16/12/2024
Property Type: Unit
Land Size: 13 sqm approx



2/122 Beach Rd PARKDALE 3195 (REI/VG)

[Agent Comments](#)

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Price: \$585,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Unit

Account - Jellis Craig



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