

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

25 Delville Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,492,000

Property Type House

Suburb Mentone

Period - From 01/07/2022

to

30/06/2023

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	27 Hibiscus Av CHELTENHAM 3192	\$1,460,000	19/08/2023
2	34 Murray St MENTONE 3194	\$1,305,000	12/09/2023
3	1 Cedar St MENTONE 3194	\$1,260,000	17/06/2023

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:

04/10/2023 09:41

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending June 2023: \$1,492,000



4 2 2

Property Type: House

Land Size: 627 sqm approx

Agent Comments

Comparable Properties



27 Hibiscus Av CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,460,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 616 sqm approx



34 Murray St MENTONE 3194 (REI)

Agent Comments

4 2 2

Price: \$1,305,000

Method: Private Sale

Date: 12/09/2023

Property Type: House

Land Size: 567 sqm approx



1 Cedar St MENTONE 3194 (REI/VG)

Agent Comments

3 1 2

Price: \$1,260,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 660 sqm approx