Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Indicative selling price

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

Range between \$430,000	&	\$470,000
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Median sale price

Median price	\$745,000	Pro	perty Type Un	it		Suburb	Mentone
Period - From	01/10/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/35 Plummer Rd MENTONE 3194	\$436,000	11/02/2025
2	3/41 Centre Dandenong Rd CHELTENHAM 3192	\$455,000	08/02/2025
3	11/28 Latrobe St MENTONE 3194	\$445,000	02/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/03/2025 12:00





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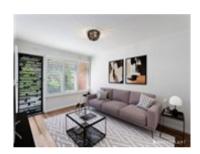
Indicative Selling Price \$430,000 - \$470,000 **Median Unit Price** December guarter 2024: \$745,000



Rooms: 2

Property Type: Apartment **Agent Comments**

Comparable Properties



2/35 Plummer Rd MENTONE 3194 (REI)



Price: \$436,000 Method: Private Sale Date: 11/02/2025 Property Type: Unit

Agent Comments



3/41 Centre Dandenong Rd CHELTENHAM 3192 (REI)







Agent Comments

Price: \$455,000 Method: Auction Sale Date: 08/02/2025 Property Type: Unit



11/28 Latrobe St MENTONE 3194 (VG)









Price: \$445.000 Method: Sale Date: 02/11/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



Account - Hodges | P: 03 95846500 | F: 03 95848216





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