

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

9/2b Latrobe Street, Mentone Vic 3194

Indicative selling price

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

Range between \$430,000

&

\$470,000

Median sale price

Median price \$745,000

Property Type Unit

Suburb Mentone

Period - From 01/10/2024

to 31/12/2024

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	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 comparable properties 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



1 1 2

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



2/35 Plummer Rd MENTONE 3194 (REI)

Agent Comments

1 1 1

Price: \$436,000

Method: Private Sale

Date: 11/02/2025

Property Type: Unit



3/41 Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments

1 1 1

Price: \$455,000

Method: Auction Sale

Date: 08/02/2025

Property Type: Unit



11/28 Latrobe St MENTONE 3194 (VG)

Agent Comments

1 - -

Price: \$445,000

Method: Sale

Date: 02/11/2024

Property Type: Flat/Unit/Apartment (Res)