

# 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

3/92 Latrobe Street, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$910,000 & \$950,000

### Median sale price

Median price \$1,125,000 Property Type Townhouse Suburb Mentone

Period - From 10/04/2024 to 09/04/2025 Source Property Data

### 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	26 Streeton Dr MENTONE 3194	\$929,000	03/03/2025
2	16 Chicquita Cirt MENTONE 3194	\$905,000	22/02/2025
3	3/72 Nepean Hwy MENTONE 3194	\$915,000	26/11/2024

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: 10/04/2025 17:32