

# 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

13/5 Station 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 \$300,000

&

\$330,000

### Median sale price

Median price \$680,000

Property Type Unit

Suburb Mentone

Period - From 05/03/2024

to

04/03/2025

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 | 211/278-286 Charman Rd CHELTENHAM 3192 | \$330,000 | 28/02/2025   |
| 2 | 20/5 Brindisi St MENTONE 3194          | \$320,000 | 21/11/2024   |
| 3 |  |           |              |

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:

05/03/2025 09:19



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

05/03/2024 - 04/03/2025: \$680,000

## Comparable Properties



**211/278-286 Charman Rd CHELTENHAM 3192 (REI)**

Agent Comments



**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 28/02/2025  
**Property Type:** Apartment



**20/5 Brindisi St MENTONE 3194 (REI)**

Agent Comments



**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 21/11/2024  
**Property Type:** Unit

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.

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