

## 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

2/62 COLLINS 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Mentone

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

2/66A WARRIGAL ROAD PARKDALE VIC 3195	\$935,000	14-Nov-24
43B ALBENCA STREET MENTONE VIC 3194	\$1,040,000	25-Nov-24
15A TILLEY STREET CHELTENHAM VIC 3192	\$935,000	14-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 28 April 2025



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**2/66A WARRIGAL ROAD  
PARKDALE VIC 3195**

2 1 2

Sold Price **\$935,000** Sold Date **14-Nov-24**

Distance **1.21km**



**43B ALBENCA STREET MENTONE  
VIC 3194**

2 2 1

Sold Price **\$1,040,000** Sold Date **25-Nov-24**

Distance **1.23km**



**15A TILLEY STREET CHELTENHAM  
VIC 3192**

2 2 1

Sold Price <sup>RS</sup> **\$935,000** Sold Date **14-Jan-25**

Distance **1.66km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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