

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

2/15 Milan Street, Mentone Vic 3194

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,417,500 Property Type House Suburb Mentone

Period - From 01/10/2023 to 30/09/2024 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	10 Dixon St MENTONE 3194	\$2,080,000	07/11/2024
2	23 Charman Rd BEAUMARIS 3193	\$2,200,000	26/10/2024
3	162 Tramway Pde BEAUMARIS 3193	\$2,200,000	17/08/2024

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:

16/01/2025 09:28

2/15 Milan Street, Mentone Vic 3194

Amanda Harrison

03 9585 5667

0402 128 801

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 4  3  2

Property Type: House (Res)

Land Size: 674 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending September 2024: \$1,417,500

Comparable Properties



10 Dixon St MENTONE 3194 (REI)

Agent Comments

 4  2  2

Price: \$2,080,000

Method: Private Sale

Date: 07/11/2024

Property Type: House

Land Size: 650 sqm approx



23 Charman Rd BEAUMARIS 3193 (REI)

Agent Comments

 4  2  2

Price: \$2,200,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)



162 Tramway Pde BEAUMARIS 3193 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,200,000

Method: Auction Sale

Date: 17/08/2024

Property Type: House (Res)

Land Size: 717 sqm approx

Account - Jellis Craig



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