

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

5/12 Flinders Street, Mentone Vic 3194

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Mentone

Period - From

28/01/2024

to

27/01/2025

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	7/145 Park Rd CHELTENHAM 3192	\$650,000	07/12/2024
2	3/35-37 Balcombe Rd MENTONE 3194	\$610,000	19/11/2024
3	18/109 Weatherall Rd CHELTENHAM 3192	\$620,000	15/10/2024

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:

28/01/2025 12:42



2
 1
 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

28/01/2024 - 27/01/2025: \$660,000

Comparable Properties



7/145 Park Rd CHELTENHAM 3192 (REI)

Agent Comments

2
 1
 1

Price: \$650,000

Method: Auction Sale

Date: 07/12/2024

Property Type: Unit

Land Size: 80 sqm approx



3/35-37 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

2
 1
 1

Price: \$610,000

Method: Sold Before Auction

Date: 19/11/2024

Property Type: Unit



18/109 Weatherall Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

2
 1
 1

Price: \$620,000

Method: Private Sale

Date: 15/10/2024

Property Type: Unit

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