Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

61 Plummer Road, Mentone Vic 3194
, and the second

Indicative selling price

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

Range between	\$2,400,000	&	\$2,550,000

Median sale price

Median price	\$1,402,000	Pro	perty Type	House		Suburb	Mentone
Period - From	01/10/2024	to	31/12/2024		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

1	34 Naples Rd MENTONE 3194	\$2,475,000	22/01/2025
2	3 Bonanza Rd BEAUMARIS 3193	\$2,450,000	10/01/2025
3	34 Mundy St MENTONE 3194	\$2,450,000	16/11/2024

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:	03/03/2025 13:15



Date of sale







Property Type: House (Res) **Land Size:** 668 sqm approx

Agent Comments

Indicative Selling Price \$2,400,000 - \$2,550,000 Median House Price December guarter 2024: \$1,402,000

Comparable Properties



34 Naples Rd MENTONE 3194 (REI)

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Price: \$2,475,000 Method: Private Sale Date: 22/01/2025 Property Type: House Land Size: 812 sqm approx **Agent Comments**



3 Bonanza Rd BEAUMARIS 3193 (REI)

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Price: \$2,450,000 Method: Private Sale Date: 10/01/2025 Property Type: House Land Size: 587 sqm approx

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Agent Comments



34 Mundy St MENTONE 3194 (REI)

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Price: \$2,450,000 **Method:** Auction Sale **Date:** 16/11/2024

Property Type: House (Res) Land Size: 738 sqm approx

Agent Comments

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





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