

# 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

61 Plummer Road, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,402,000 Property 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	Price	Date of sale
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



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**Property Type:** House (Res)

**Land Size:** 668 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,400,000 - \$2,550,000

**Median House Price**

December quarter 2024: \$1,402,000

## Comparable Properties



**34 Naples Rd MENTONE 3194 (REI)**

Agent Comments

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**Price:** \$2,475,000

**Method:** Private Sale

**Date:** 22/01/2025

**Property Type:** House

**Land Size:** 812 sqm approx



**3 Bonanza Rd BEAUMARIS 3193 (REI)**

Agent Comments

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  2

**Price:** \$2,450,000

**Method:** Private Sale

**Date:** 10/01/2025

**Property Type:** House

**Land Size:** 587 sqm approx



**34 Mundy St MENTONE 3194 (REI)**

Agent Comments

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  2

**Price:** \$2,450,000

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** House (Res)

**Land Size:** 738 sqm approx

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