

## 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

7/35 FLINDERS STREET MENTONE VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Mentone

Period-from

01 Feb 2024

to

31 Jan 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

5/28 LATROBE STREET MENTONE VIC 3194	\$710,000	01-Feb-25
2/46-48 PATTY STREET MENTONE VIC 3194	\$800,000	20-Dec-24
4/26 PATTY STREET MENTONE VIC 3194	\$680,000	20-Sep-24

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: 12 February 2025

Jayne Lee  
P 03 9775 4489  
M 0456684018  
E sales@blackfoxrealestate.com.au



**5/28 LATROBE STREET MENTONE  
VIC 3194**

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**01-Feb-25**

2 1 1

Distance

**0.15km**



**2/46-48 PATTY STREET MENTONE  
VIC 3194**

Sold Price

**\$800,000**

Sold Date

**20-Dec-24**

2 1 1

Distance

**0.28km**



**4/26 PATTY STREET MENTONE  
VIC 3194**

Sold Price

**\$680,000**

Sold Date

**20-Sep-24**

2 1 1

Distance

**0.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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