

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

97b Flinders Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$1,371,250

Property Type House

Suburb Mentone

Period - From 19/03/2024

to

18/03/2025

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	4/132 Charman Rd MENTONE 3194	\$1,121,250	19/02/2025
2	2/2 Mitchell St MENTONE 3194	\$1,140,000	15/12/2024
3			

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:

19/03/2025 15:21



3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,150,000
Median House Price
19/03/2024 - 18/03/2025: \$1,371,250

Comparable Properties



4/132 Charman Rd MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,121,250
Method: Sold Before Auction
Date: 19/02/2025
Property Type: Townhouse (Res)

2/2 Mitchell St MENTONE 3194 (VG)

Agent Comments

3 - -

Price: \$1,140,000
Method: Sale
Date: 15/12/2024
Property Type: Flat/Unit/Apartment (Res)

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.

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