

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

209/35 CHILDERS STREET MENTONE VIC 3194

Indicative selling price

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

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,296,250

Property type

House

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

14/81 WARRIGAL ROAD MENTONE VIC 3194	\$400,000	22-Oct-24
3/31 RIVIERA STREET MENTONE VIC 3194	\$415,000	05-Nov-24
9/113 WARRIGAL ROAD MENTONE VIC 3194	\$440,000	17-Aug-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: 16 February 2025



**14/81 WARRIGAL ROAD MENTONE
VIC 3194**

1 1 1

Sold Price

\$400,000

Sold Date

22-Oct-24

Distance

0.03km



**3/31 RIVIERA STREET MENTONE
VIC 3194**

1 1 1

Sold Price

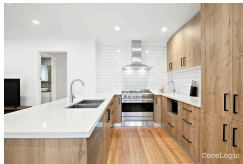
\$415,000

Sold Date

05-Nov-24

Distance

0.49km



**9/113 WARRIGAL ROAD MENTONE
VIC 3194**

1 1 1

Sold Price

\$440,000

Sold Date

17-Aug-24

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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