

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

UNIT 13/2-4 SALMON STREET, MENTONE, VIC 3194

### Indicative selling price

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

Single price

or range between

\$330,000

&

\$350,000

### Median sale price

Median price

\$651,029

Property Type

Unit

Suburb

MENTONE

Period - From

17/03/2024

to

17/02/2025

Source

CoreLogic

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

2/57 COLLINS STREET MENTONE VIC 3194

\$392,000

08/11/2024

15/5-7 BRINDISI STREET MENTONE VIC 3194

\$350,000

02/10/2024

11/28 LATROBE STREET MENTONE VIC 3194

\$445,000

02/11/2024

This Statement of Information was prepared on: 2/03/2025