

# 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

2/44 Lower Dandenong Road, Mentone Vic 3194

### Indicative selling price

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

Range between

\$570,000

&

\$610,000

### Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Mentone

Period - From

01/01/2024

to

31/03/2024

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	1/176 Warrigal Rd MENTONE 3194	\$600,000	17/05/2024
2	4/117-119 Balcombe Rd MENTONE 3194	\$600,000	24/05/2024
3	5/117-119 Balcombe Rd MENTONE 3194	\$574,000	22/05/2024

**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:

14/06/2024 15:00



2 1 1

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$570,000 - \$610,000  
Median Unit Price  
March quarter 2024: \$690,000

## Comparable Properties



1/176 Warrigal Rd MENTONE 3194 (REI)

Agent Comments

2 1 2

Price: \$600,000  
Method: Private Sale  
Date: 17/05/2024  
Property Type: Unit



4/117-119 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$600,000  
Method: Private Sale  
Date: 24/05/2024  
Property Type: Unit



5/117-119 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$574,000  
Method: Private Sale  
Date: 22/05/2024  
Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216