

# 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

31 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 \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,415,000

Property Type House

Suburb Mentone

Period - From 01/04/2023

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	24 Kardinian Av CHELTENHAM 3192	\$1,100,000	15/04/2024
2	184 Centre Dandenong Rd CHELTENHAM 3192	\$1,065,000	13/04/2024
3	32 Southern Rd MENTONE 3194	\$1,050,000	25/03/2024

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:

23/04/2024 13:35



3 1 2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 612 sqm approx  
**Agent Comments**  
Off service road.

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending March 2024: \$1,415,000

## Comparable Properties



**24 Kardinian Av CHELTENHAM 3192 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 15/04/2024  
**Property Type:** House  
**Land Size:** 530 sqm approx



**184 Centre Dandenong Rd CHELTENHAM 3192 (REI)**

**Agent Comments**

4 1 2

**Price:** \$1,065,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** House (Res)  
**Land Size:** 558 sqm approx



**32 Southern Rd MENTONE 3194 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 25/03/2024  
**Property Type:** House  
**Land Size:** 630 sqm approx