

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

4 Rimmer Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,350,000 & \$1,430,000

Median sale price

Median price \$1,402,000 Property Type House Suburb Mentone

Period - From 01/10/2024 to 31/12/2024 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	35 Oak Av CHELTENHAM 3192	\$1,390,000	21/12/2024
2	30 Weymar St CHELTENHAM 3192	\$1,368,300	11/12/2024
3	45 Voltri St CHELTENHAM 3192	\$1,418,000	09/11/2024

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: 10/02/2025 16:49



3 2 2

Property Type: House
Land Size: 632 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,430,000
Median House Price
December quarter 2024: \$1,402,000

Comparable Properties



35 Oak Av CHELTENHAM 3192 (REI/VG)

Agent Comments

5 2 2

Price: \$1,390,000
Method: Auction Sale
Date: 21/12/2024
Property Type: House (Res)
Land Size: 767 sqm approx



30 Weymar St CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,368,300
Method: Sold Before Auction
Date: 11/12/2024
Property Type: House (Res)
Land Size: 630 sqm approx



45 Voltri St CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,418,000
Method: Private Sale
Date: 09/11/2024
Property Type: House
Land Size: 582 sqm approx

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



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