

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

101/97 Beach Road, Mentone Vic 3194

Indicative selling price

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

Range between \$795,000 & \$850,000

Median sale price

Median price \$679,000 Property Type Unit Suburb Mentone

Period - From 18/02/2024 to 17/02/2025 Source Property Data

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	5/14-16 Antibes St PARKDALE 3195	\$847,600	08/02/2025
2	2/46 Patty St MENTONE 3194	\$800,000	20/12/2024
3	2/167 Beach Rd PARKDALE 3195	\$830,000	22/10/2024

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:

18/02/2025 13:54



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$795,000 - \$850,000

Median Unit Price

18/02/2024 - 17/02/2025: \$679,000

Comparable Properties



5/14-16 Antibes St PARKDALE 3195 (REI)

Agent Comments



Price: \$847,600

Method: Auction Sale

Date: 08/02/2025

Property Type: Unit

2/46 Patty St MENTONE 3194 (VG)

Agent Comments



Price: \$800,000

Method: Sale

Date: 20/12/2024

Property Type: Flat/Unit/Apartment (Res)



2/167 Beach Rd PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 22/10/2024

Property Type: Apartment

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