

# 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

16 Chicquita Circuit, Mentone Vic 3194

### Indicative selling price

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

Range between \$790,000 & \$860,000

### Median sale price

Median price \$660,000 Property Type Unit Suburb Mentone

Period - From 24/01/2024 to 23/01/2025 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	4/82 Collins St MENTONE 3194	\$856,000	23/10/2024
2	6/12 Phillip St MENTONE 3194	\$800,000	18/09/2024
3	2/18 Swanston St MENTONE 3194	\$851,000	02/09/2024

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:

24/01/2025 13:31

16 Chicquita Circuit, Mentone Vic 3194

Bridget McGreal

9585 5667

0499 694 185

bridgetmcgreal@jellisraig.com.au



 3  3  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$790,000 - \$860,000

**Median Unit Price**

24/01/2024 - 23/01/2025: \$660,000

## Comparable Properties



**4/82 Collins St MENTONE 3194 (REI)**

Agent Comments

 2  2  1

**Price:** \$856,000

**Method:** Private Sale

**Date:** 23/10/2024

**Property Type:** Townhouse (Single)



**6/12 Phillip St MENTONE 3194 (VG)**

Agent Comments

 3  -  -

**Price:** \$800,000

**Method:** Sale

**Date:** 18/09/2024

**Property Type:** Flat/Unit/Apartment (Res)



**2/18 Swanston St MENTONE 3194 (REI/VG)**

Agent Comments

 3  3  2

**Price:** \$851,000

**Method:** Private Sale

**Date:** 02/09/2024

**Property Type:** Townhouse (Single)

Account - Jellis Craig



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