Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

/15 Milan Street, Mentone Vic 3194
/1

Indicative selling price

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

Range between	\$2,400,000	&	\$2,600,000
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Median sale price

Median price	\$1,445,000	Pro	perty Type	House		Suburb	Mentone
Period - From	01/07/2024	to	30/09/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	6 Armstrong St BEAUMARIS 3193	\$2,425,000	20/11/2024
2	34 Mundy St MENTONE 3194	\$2,450,000	16/11/2024
3	1 Charman Rd BEAUMARIS 3193	\$2,435,000	05/09/2024

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:	08/01/2025 14:27



Date of sale







Property Type: House Land Size: 650 sqm approx Agent Comments

Indicative Selling Price \$2,400,000 - \$2,600,000 **Median House Price** September guarter 2024: \$1,445,000

Comparable Properties



6 Armstrong St BEAUMARIS 3193 (REI/VG)

Price: \$2,425,000

Method: Sold Before Auction

Date: 20/11/2024

Property Type: House (Res) Land Size: 805 sqm approx

Agent Comments



34 Mundy St MENTONE 3194 (REI)





Agent Comments

Price: \$2,450,000 Method: Auction Sale Date: 16/11/2024

Property Type: House (Res) Land Size: 738 sqm approx

1 Charman Rd BEAUMARIS 3193 (REI/VG)











Agent Comments



Price: \$2,435,000 Method: Private Sale Date: 05/09/2024

Property Type: House (Res) Land Size: 750 sqm approx

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





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