

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

6/28 BOURKE STREET MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Mentone

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

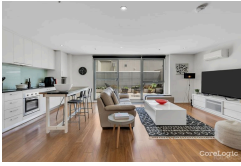
Date of sale

21/76-88 BALCOMBE ROAD MENTONE VIC 3194	\$580,000	09-Dec-24
16 WARD STREET CHELTENHAM VIC 3192	\$530,000	26-Oct-24
10/35 CHILDERS STREET MENTONE VIC 3194	\$530,000	14-Nov-24

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 6 months.

This Statement of Information was prepared on: 04 February 2025



**21/76-88 BALCOMBE ROAD
MENTONE VIC 3194**

2 2 1

Sold Price **\$580,000** Sold Date **09-Dec-24**

Distance **0.9km**



**16 WARD STREET CHELTENHAM
VIC 3192**

2 1 1

Sold Price **\$530,000** Sold Date **26-Oct-24**

Distance **1.23km**



**10/35 CHILDERS STREET
MENTONE VIC 3194**

2 1 1

Sold Price ^{RS} **\$530,000** ^{UN} Sold Date **14-Nov-24**

Distance **1.39km**

RS = Recent sale **UN** = Undisclosed Sale

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