

# 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

14/35 Plummer Road, 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 \$590,000 & \$640,000

### Median sale price

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

Period - From 09/01/2024 to 08/01/2025 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 | 2/4 Coleman Ct CHELTENHAM 3192     | \$595,000 | 16/12/2024   |
| 2 | 8/117-119 Balcombe Rd MENTONE 3194 | \$626,000 | 02/12/2024   |
| 3 | 2/158 Como Pde.W PARKDALE 3195     | \$620,000 | 21/11/2024   |

**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: 09/01/2025 11:35

14/35 Plummer Road, Mentone Vic 3194

Ami Russell  
03 9585 5667  
0447 020 608  
amirusell@jellisraig.com.au



2   1   1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

09/01/2024 - 08/01/2025: \$660,000

## Comparable Properties



2/4 Coleman Ct CHELTENHAM 3192 (REI)

Agent Comments

2   1   1

Price: \$595,000

Method: Private Sale

Date: 16/12/2024

Property Type: Unit



8/117-119 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

2   1   1

Price: \$626,000

Method: Private Sale

Date: 02/12/2024

Property Type: Unit



2/158 Como Pde.W PARKDALE 3195 (REI)

Agent Comments

2   1   1

Price: \$620,000

Method: Auction Sale

Date: 21/11/2024

Property Type: Unit

Account - Jellis Craig



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.