

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

2/62 Flinders Street, Mentone Vic 3194

Indicative selling price

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

Single price \$910,000

Median sale price

Median price \$1,187,500

Property Type Townhouse

Suburb Mentone

Period - From 10/01/2024

to 09/01/2025

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	3/72 Nepean Hwy MENTONE 3194	\$915,000	26/11/2024
2	1/29 Garfield St CHELTENHAM 3192	\$925,000	10/11/2024
3	2/24 Sunray Av CHELTENHAM 3192	\$950,000	16/10/2024

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:

10/01/2025 13:07



3 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$910,000

Median Townhouse Price

10/01/2024 - 09/01/2025: \$1,187,500

Comparable Properties



3/72 Nepean Hwy MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$915,000

Method: Private Sale

Date: 26/11/2024

Property Type: Townhouse (Single)

Land Size: 170 sqm approx



1/29 Garfield St CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$925,000

Method: Auction Sale

Date: 10/11/2024

Property Type: Townhouse (Res)



2/24 Sunray Av CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 3

Price: \$950,000

Method: Private Sale

Date: 16/10/2024

Property Type: Unit

Land Size: 377 sqm approx

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