

# 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

13 Gainsborough Road, Mentone Vic 3194

### Indicative selling price

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

Single price

\$1,180,000

### Median sale price

Median price

\$1,405,500

Property Type

House

Suburb

Mentone

Period - From

28/11/2023

to

27/11/2024

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	Price	Date of sale
1	39 Keith St PARKDALE 3195	\$1,170,000	09/11/2024
2	9 Brisbane Tce PARKDALE 3195	\$1,150,000	28/07/2024
3	144 Oak Av MENTONE 3194	\$1,200,000	08/07/2024

**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:

28/11/2024 09:21

13 Gainsborough Road, Mentone Vic 3194

Ami Russell  
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0447 020 608  
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3 1 2

**Property Type:** House (Res)  
**Land Size:** 649 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,180,000

**Median House Price**  
28/11/2023 - 27/11/2024: \$1,405,500

## Comparable Properties



**39 Keith St PARKDALE 3195 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 398 sqm approx



**9 Brisbane Tce PARKDALE 3195 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 28/07/2024  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx



**144 Oak Av MENTONE 3194 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 08/07/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 217 sqm approx

**Account -** Jellis Craig



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