Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	5/46-48 Patty Street, Mentone Vic 3194
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$775,000	&	\$825,000
-			

Median sale price

Median price	\$745,000	Pro	perty Type	Unit		Suburb	Mentone
Period - From	01/10/2024	to	31/12/2024	:	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

Add	Address of comparable property		Date of sale
1	5/129 Park Rd CHELTENHAM 3192	\$820,000	18/01/2025
2	2/46 Patty St MENTONE 3194	\$800,000	20/12/2024
3	21/105 Park Rd CHELTENHAM 3192	\$775,000	23/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/03/2025 13:34









Rooms: 4

Property Type: Unit **Agent Comments**

Indicative Selling Price \$775,000 - \$825,000 **Median Unit Price** December guarter 2024: \$745,000

Comparable Properties



5/129 Park Rd CHELTENHAM 3192 (REI)

Price: \$820,000 Method: Auction Sale Date: 18/01/2025 Property Type: Unit Land Size: 157 sqm approx





Price: \$800,000 Method: Sale Date: 20/12/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



21/105 Park Rd CHELTENHAM 3192 (REI/VG)





Agent Comments

Price: \$775,000 Method: Auction Sale Date: 23/11/2024 Property Type: Unit

Land Size: 131 sqm approx

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





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