

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

1/130 Warrigal Road, Mentone Vic 3194

Indicative selling price

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

Range between

\$695,000

&

\$740,000

Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

Mentone

Period - From

01/07/2025

to

30/09/2025

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	2/35-37 Balcombe Rd MENTONE 3194	\$730,000	20/10/2025
2	1/5-7 Wakool Av MENTONE 3194	\$726,000	11/10/2025
3	4/166 Charman Rd MENTONE 3194	\$710,000	04/10/2025

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:

17/11/2025 12:20



 2
  1
  1

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$695,000 - \$740,000
Median Unit Price
 September quarter 2025: \$780,000

Comparable Properties



2/35-37 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

 2
  1
  1

Price: \$730,000
Method: Private Sale
Date: 20/10/2025
Property Type: Unit



1/5-7 Wakool Av MENTONE 3194 (REI)

Agent Comments

 2
  1
  1

Price: \$726,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit



4/166 Charman Rd MENTONE 3194 (REI)

Agent Comments

 2
  1
  1

Price: \$710,000
Method: Private Sale
Date: 04/10/2025
Property Type: Unit

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