

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

1/5-7 WAKOOL AVENUE MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,000

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

7/57 MILAN STREET MENTONE VIC 3194	\$600,000	22-Aug-25
7/86-88 COLLINS STREET MENTONE VIC 3194	\$660,000	30-Jun-25
1/2B LATROBE STREET MENTONE VIC 3194	\$643,000	03-May-25

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 6 months.~~

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7/57 MILAN STREET MENTONE VIC 3194 Sold Price **\$600,000** Sold Date **22-Aug-25**

2 1 1

Distance **0.55km**



7/86-88 COLLINS STREET MENTONE VIC 3194 Sold Price **\$660,000** Sold Date **30-Jun-25**

2 1 1

Distance **0.83km**



1/2B LATROBE STREET MENTONE VIC 3194 Sold Price **\$643,000** Sold Date **03-May-25**

2 1 1

Distance **0.93km**

RS = Recent sale UN = Undisclosed Sale

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