

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

101/97 Beach Road, Mentone Vic 3194

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$668,750

Property Type

Unit

Suburb

Mentone

Period - From

10/04/2024

to

09/04/2025

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	4/8-10 Eighth St PARKDALE 3195	\$810,000	15/03/2025
2	2/37 Levanto St MENTONE 3194	\$815,000	22/02/2025
3	6/27-29 Brindisi St MENTONE 3194	\$797,000	22/01/2025

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:

10/04/2025 15:28



1
 1
 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$795,000

Median Unit Price

10/04/2024 - 09/04/2025: \$668,750

Comparable Properties



4/8-10 Eighth St PARKDALE 3195 (REI)

Agent Comments

2
 1
 1

Price: \$810,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Unit



2/37 Levanto St MENTONE 3194 (REI)

Agent Comments

2
 1
 1

Price: \$815,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Unit

Land Size: 163 sqm approx



6/27-29 Brindisi St MENTONE 3194 (REI)

Agent Comments

3
 1
 1

Price: \$797,000

Method: Sold Before Auction

Date: 22/01/2025

Property Type: Unit

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400