Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property 2 1	y offered	for sal	е
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Address	105/135 Lower Dandenong Road, Mentone Vic 3194
Including suburb and	
postcode	

Indicative selling price

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

Range between \$490,000 & \$510,000	Range between	\$490,000	&	\$510,000
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Median sale price

Median price	\$722,750	Pro	perty Type	Unit		Suburb	Mentone
Period - From	01/10/2024	to	30/09/2025	S	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	203/116 Balcombe Rd MENTONE 3194	\$510,000	01/10/2025
2	102/135 Lower Dandenong Rd MENTONE 3194	\$520,000	08/07/2025
3			

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:	28/10/2025 16:44



Date of sale







Indicative Selling Price \$490,000 - \$510,000 **Median Unit Price** Year ending September 2025: \$722,750

Comparable Properties



203/116 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

Price: \$510,000 Method: Private Sale Date: 01/10/2025

Property Type: Apartment



102/135 Lower Dandenong Rd MENTONE 3194 (REI/VG) Agent Comments

Price: \$520,000 Method: Private Sale Date: 08/07/2025

Property Type: Apartment

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.

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