

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

108/35 CHILDERS STREET 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

\$500,000

&

\$550,000

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

103/7 BALCOMBE ROAD MENTONE VIC 3194	\$525,000	05-Aug-25
111/35 CHILDERS STREET MENTONE VIC 3194	\$555,000	08-Apr-25
8/35 CHILDERS STREET MENTONE VIC 3194	\$620,000	20-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.~~

This Statement of Information was prepared on: 29 September 2025



103/7 BALCOMBE ROAD MENTONE Sold Price **\$525,000** Sold Date **05-Aug-25**
VIC 3194

 2  2  1

Distance **0.05km**



111/35 CHILDERS STREET Sold Price **\$555,000** Sold Date **08-Apr-25**
MENTONE VIC 3194

 2  2  1

Distance **0km**



8/35 CHILDERS STREET MENTONE Sold Price **\$620,000** Sold Date **20-May-25**
VIC 3194

 2  2  1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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