

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

12/35 COLLINS 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

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Mentone

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

5/12 COLLINS STREET MENTONE VIC 3194	\$365,000	02-Apr-25
22/5-7 BRINDISI STREET MENTONE VIC 3194	\$362,000	27-Feb-25
6/15 SUNRAY AVENUE CHELTENHAM VIC 3192	\$345,000	08-Feb-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: 01 May 2025



**5/12 COLLINS STREET MENTONE
VIC 3194**

 1  1  1

Sold Price

^{RS} **\$365,000** ^{UN}

Sold Date

02-Apr-25

Distance

0.22km



**22/5-7 BRINDISI STREET MENTONE
VIC 3194**

 1  1  1

Sold Price

\$362,000

Sold Date

27-Feb-25

Distance

0.66km



**6/15 SUNRAY AVENUE
CHELTENHAM VIC 3192**

 1  1  1

Sold Price

\$345,000

Sold Date

08-Feb-25

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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