

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

13/81 WARRIGAL ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jul 2024

to

30 Jun 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

209/35 CHILDERS STREET MENTONE VIC 3194	\$390,000	17-Mar-25
2/35 PLUMMER ROAD MENTONE VIC 3194	\$436,000	11-Feb-25
10/28 LATROBE STREET MENTONE VIC 3194	\$440,000	08-Apr-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: 08 July 2025



209/35 CHILDERS STREET MENTONE VIC 3194

1 1 -

Sold Price

\$390,000

Sold Date

17-Mar-25

Distance

0.04km



2/35 PLUMMER ROAD MENTONE VIC 3194

1 1 1

Sold Price

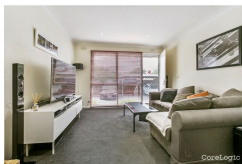
\$436,000

Sold Date

11-Feb-25

Distance

1.2km



10/28 LATROBE STREET MENTONE VIC 3194

1 1 1

Sold Price

\$440,000

Sold Date

08-Apr-25

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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