

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

15 Riviera Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,330,000

Property Type House

Suburb Mentone

Period - From 30/06/2024

to

29/06/2025

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	2/59 Albenca St MENTONE 3194	\$1,022,000	12/04/2025
2	14 Tanti St CHELTENHAM 3192	\$1,087,500	01/04/2025
3	84 Centre Dandenong Rd CHELTENHAM 3192	\$1,050,000	12/03/2025

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:

30/06/2025 08:32



 3
  1
  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

30/06/2024 - 29/06/2025: \$1,330,000

Comparable Properties



2/59 Albenca St MENTONE 3194 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,022,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 443 sqm approx



14 Tanti St CHELTENHAM 3192 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$1,087,500

Method: Sold Before Auction

Date: 01/04/2025

Property Type: House (Res)

Land Size: 604 sqm approx



84 Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments

 3
  1
  2

Price: \$1,050,000

Method: Private Sale

Date: 12/03/2025

Property Type: House

Account - Hodges | P: 03 95846500 | F: 03 95848216