

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

19 Collins Street, Mentone Vic 3194

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,330,000

Property Type

House

Suburb

Mentone

Period - From

13/10/2024

to

12/10/2025

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	6 Barwon St MENTONE 3194	\$1,425,000	23/09/2025
2	16 Baringhup St CHELTENHAM 3192	\$1,500,000	16/07/2025
3	9 Tolls Av MENTONE 3194	\$1,494,000	28/06/2025

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:

13/10/2025 16:01



4 2 2

Property Type: House (Res)
Land Size: 592 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
13/10/2024 - 12/10/2025: \$1,330,000

Comparable Properties



6 Barwon St MENTONE 3194 (REI)

Agent Comments

4 2 2

Price: \$1,425,000
Method: Private Sale
Date: 23/09/2025
Property Type: House
Land Size: 562 sqm approx



16 Baringhup St CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,500,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: House
Land Size: 620 sqm approx



9 Tolls Av MENTONE 3194 (REI/VG)

Agent Comments

4 2 1

Price: \$1,494,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 511 sqm approx

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