

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

2/14 Flinders Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,190,000

Property Type Townhouse

Suburb Mentone

Period - From 07/08/2025

to 06/08/2026

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	108a Collins St MENTONE 3194	\$1,275,000	11/07/2026
2	17B Parkin Av CHELTENHAM 3192	\$1,320,000	24/04/2026
3	1/131 Charman Rd BEAUMARIS 3193	\$1,350,000	15/04/2026

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:

07/08/2026 13:33



3 2 2

Property Type: Townhouse (Single)

Land Size: 291 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Townhouse Price

07/08/2025 - 06/08/2026: \$1,190,000

Comparable Properties



108a Collins St MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,275,000

Method: Auction Sale

Date: 11/07/2026

Property Type: Townhouse (Res)



17B Parkin Av CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 2

Price: \$1,320,000

Method: Private Sale

Date: 24/04/2026

Property Type: Townhouse (Single)

Land Size: 300 sqm approx



1/131 Charman Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Sold Before Auction

Date: 15/04/2026

Property Type: Townhouse (Res)

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