

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

2/19 Levanto Street, Mentone Vic 3194

Indicative selling price

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

Range between \$940,000

&

\$1,020,000

Median sale price

Median price \$1,465,000

Property Type House

Suburb Mentone

Period - From 01/04/2025

to 30/06/2025

Source REIV

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	1/1252 Nepean Hwy CHELTENHAM 3192	\$942,000	19/07/2025
2	15 Riviera St MENTONE 3194	\$1,020,000	17/07/2025
3	2/2 Reid St PARKDALE 3195	\$1,005,000	14/06/2025

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:

30/07/2025 11:41



3 2 2

Property Type: House
Land Size: 372 sqm approx
Agent Comments

Indicative Selling Price
 \$940,000 - \$1,020,000
Median House Price
 June quarter 2025: \$1,465,000

Comparable Properties



1/1252 Nepean Hwy CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$942,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 460 sqm approx



15 Riviera St MENTONE 3194 (REI)

Agent Comments

3 1 1

Price: \$1,020,000
Method: Private Sale
Date: 17/07/2025
Property Type: House



2/2 Reid St PARKDALE 3195 (REI)

Agent Comments

3 2 1

Price: \$1,005,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)
Land Size: 295 sqm approx

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