

# 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

2/23 Olive Grove, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$380,000

&

\$410,000

### Median sale price

Median price \$670,000

Property Type Unit

Suburb Mentone

Period - From 22/04/2024

to

21/04/2025

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	4/57a The Corso PARKDALE 3195	\$415,000	28/11/2024
2	3/31 Riviera St MENTONE 3194	\$415,000	02/11/2024
3	14/81 Warrigal Rd MENTONE 3194	\$400,000	22/10/2024

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:

22/04/2025 14:42

2/23 Olive Grove, Mentone Vic 3194

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2

**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 350 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$380,000 - \$410,000  
**Median Unit Price**  
22/04/2024 - 21/04/2025: \$670,000

## Comparable Properties

4/57a The Corso PARKDALE 3195 (VG)

**Agent Comments**

1 - -

**Price:** \$415,000  
**Method:** Sale  
**Date:** 28/11/2024  
**Property Type:** Strata Unit/Flat



3/31 Riviera St MENTONE 3194 (REI/VG)

**Agent Comments**

1 1 -

**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 02/11/2024  
**Property Type:** Unit



14/81 Warrigal Rd MENTONE 3194 (REI/VG)

**Agent Comments**

1 1 1

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 22/10/2024  
**Property Type:** Unit

Account - Jellis Craig



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