

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

2/4b Delville Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb Mentone

Period - From 01/07/2025

to

30/09/2025

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	22/156 Lower Dandenong Rd PARKDALE 3195	\$746,000	04/10/2025
2	4/2a Laburnum St PARKDALE 3195	\$767,500	08/08/2025
3	3/17 Cedric St PARKDALE 3195	\$770,000	26/07/2025

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:

12/11/2025 10:26



 2  1  1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

September quarter 2025: \$780,000

Comparable Properties



22/156 Lower Dandenong Rd PARKDALE 3195 (REI)

Agent Comments

 2  1  2

Price: \$746,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Unit
Land Size: 171 sqm approx



4/2a Laburnum St PARKDALE 3195 (REI/VG)

Agent Comments

 2  1  1

Price: \$767,500
Method: Private Sale
Date: 08/08/2025
Property Type: Unit



3/17 Cedric St PARKDALE 3195 (REI/VG)

Agent Comments

 2  1  2

Price: \$770,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Unit
Land Size: 169 sqm approx

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