

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

2/60 BEACH ROAD MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

3/60 BEACH ROAD MENTONE VIC 3194	\$812,000	22-Feb-25
8/58 NAPLES ROAD MENTONE VIC 3194	\$780,000	14-Apr-25
3/50-52 MILAN STREET MENTONE VIC 3194	\$840,000	14-Mar-25

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 6 months.~~

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3/60 BEACH ROAD MENTONE VIC 3194 Sold Price **\$812,000** Sold Date **22-Feb-25**

2 1 1

Distance **0km**



8/58 NAPLES ROAD MENTONE VIC 3194 Sold Price **\$780,000** Sold Date **14-Apr-25**

2 1 -

Distance **0.73km**



3/50-52 MILAN STREET MENTONE VIC 3194 Sold Price **\$840,000** Sold Date **14-Mar-25**

2 1 1

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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