

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

3/14 STATION STREET 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

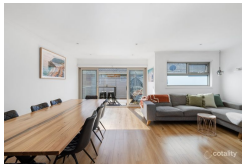
Date of sale

2/14 STATION STREET MENTONE VIC 3194	\$710,000	20-Mar-25
4/35-37 BALCOMBE ROAD MENTONE VIC 3194	\$710,000	14-Apr-25
10/34 FLORENCE STREET MENTONE VIC 3194	\$715,000	02-Jul-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.~~

This Statement of Information was prepared on: 19 November 2025


**2/14 STATION STREET MENTONE
VIC 3194**

Sold Price

\$710,000

Sold Date

20-Mar-25
 2

 1

 1

Distance

0km

**4/35-37 BALCOMBE ROAD
MENTONE VIC 3194**

Sold Price

Sold Date

14-Apr-25
 2

 1

 1

Distance

0.11km

**10/34 FLORENCE STREET
MENTONE VIC 3194**

Sold Price

\$715,000

Sold Date

02-Jul-25
 2

 1

 1

Distance

0.34km
RS = Recent sale

UN = Undisclosed Sale

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