

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

3/26 BOURKE 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

\$350,000

&

\$380,000

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

12/35 COLLINS STREET MENTONE VIC 3194	\$385,000	12-May-25
22/5-7 BRINDISI STREET MENTONE VIC 3194	\$362,000	27-Feb-25
4/22 LATROBE STREET MENTONE VIC 3194	\$380,000	07-May-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: 20 June 2025



**12/35 COLLINS STREET MENTONE
VIC 3194**

Sold Price

^{RS}

\$385,000

Sold Date

12-May-25



1



1



1

Distance

0.25km



**22/5-7 BRINDISI STREET MENTONE
VIC 3194**

Sold Price

\$362,000

Sold Date

27-Feb-25



1



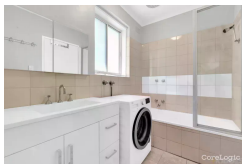
1



1

Distance

0.89km



**4/22 LATROBE STREET MENTONE
VIC 3194**

Sold Price

\$380,000

Sold Date

07-May-25



1



1



1

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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