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	

Indicative selling price

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

Range between \$900,000	&	\$990,000
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Median sale price

Median price	\$702,500	Pro	pperty Type Uni	t		Suburb	Mentone
Period - From	12/05/2025	to	11/11/2025	Sou	urce	Cotality	ГМ

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
38 Savona Street Mentone VIC 3194	\$906,000	15/09/2025
3/67 Albenca Street Mentone VIC 3194	\$1,020,000	01/07/2025
5C Avenza Street Mentone VIC 3194	\$1,045,000	22/05/2025

This Statement of Information was prepared on:	12/11/2025
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Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

