

## 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 CRAIGMORE AVENUE MENTONE VIC 3194

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,277,500

Property type

House

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

13 AVENZA STREET MENTONE VIC 3194	\$1,110,000	28-Mar-25
33 BUNDORA PARADE MENTONE VIC 3194	\$1,160,000	24-Mar-25
13 GLENGALA COURT MENTONE VIC 3194	\$1,157,000	21-Jun-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: 24 June 2025



## 13 AVENZA STREET MENTONE VIC 3194

Sold Price

<sup>RS</sup> **\$1,110,000**

Sold Date

**28-Mar-25**



4



1



2

Distance

**0.89km**



## 33 BUNDORA PARADE MENTONE VIC 3194

Sold Price

<sup>RS</sup> **\$1,160,000**

Sold Date

**24-Mar-25**



4



1



-

Distance

**0.63km**



## 13 GLENGALA COURT MENTONE VIC 3194

Sold Price

<sup>RS</sup> **\$1,157,000**

Sold Date

**21-Jun-25**



3



2



3

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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