

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 View Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,750,000

&

\$1,875,000

Median sale price

Median price \$1,406,000

Property Type House

Suburb Mentone

Period - From 01/07/2024

to 30/06/2025

Source REIV

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 60 Scott St BEAUMARIS 3193	\$1,837,000	28/07/2025
2 28 Scott St BEAUMARIS 3193	\$1,700,000	15/07/2025
3 5 View St MENTONE 3194	\$1,830,000	11/07/2025

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 six months.~~

This Statement of Information was prepared on:

15/08/2025 11:00



Property Type: House/Land
Land Size: 627 sqm approx
Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,875,000
Median House Price
 Year ending June 2025: \$1,406,000

Comparable Properties



60 Scott St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,837,000
Method: Sold Before Auction
Date: 28/07/2025
Property Type: House (Res)
Land Size: 619 sqm approx



28 Scott St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 15/07/2025
Property Type: House (Res)
Land Size: 636 sqm approx



5 View St MENTONE 3194 (REI)

Agent Comments



Price: \$1,830,000
Method: Private Sale
Date: 11/07/2025
Property Type: House
Land Size: 696 sqm approx

This is a large site but had an easement right down the left boundary