Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pr	or	erf	y c	offe	red	for	sale
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Including suburb and postcode	3 View Street, Mente	one Vic 319	94	
ndicative selling pric		io gov au/u	underqueting	
or the meaning of this p	mice see consumer.v	nc.gov.au/u	underquoting	
Range between \$1,750	0,000	&	\$1,875,000	

Median sale price

Median price	\$1,406,000	Pro	perty Type	House		Suburb	Mentone
Period - From	01/07/2024	to	30/06/2025	So	urce	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.

Ad	dress 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)









Price: \$1,837,000

Method: Sold Before Auction

Date: 28/07/2025

Property Type: House (Res) Land Size: 619 sqm approx

Agent Comments



28 Scott St BEAUMARIS 3193 (REI)









Agent Comments

This property had many trees on the site that could reduce the potential use of the site.

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)



3





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

Agent Comments

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

Account - Hodges | P: 03 95846500 | F: 03 95848216





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