

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

&

\$1,850,000

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	43 Tramway Pde BEAUMARIS 3193	\$1,800,000	30/07/2025
2	60 Scott St BEAUMARIS 3193	\$1,837,000	28/07/2025
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:

16/09/2025 08:21



3
 1
 2

Property Type: House/Land

Land Size: 627 sqm approx

Agent Comments

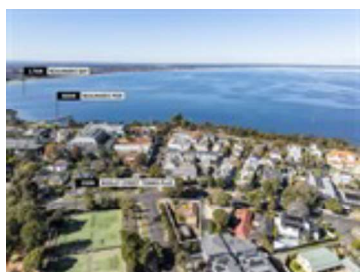
Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending June 2025: \$1,406,000

Comparable Properties



43 Tramway Pde BEAUMARIS 3193 (REI)

Agent Comments

3
 1
 4

Price: \$1,800,000

Method: Private Sale

Date: 30/07/2025

Property Type: House



60 Scott St BEAUMARIS 3193 (REI)

Agent Comments

4
 2
 2

Price: \$1,837,000

Method: Sold Before Auction

Date: 28/07/2025

Property Type: House (Res)

Land Size: 619 sqm approx



5 View St MENTONE 3194 (REI)

Agent Comments

3
 1
 1

Price: \$1,830,000

Method: Private Sale

Date: 11/07/2025

Property Type: House

Land Size: 696 sqm approx

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