Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,700,000	&	\$1,800,000
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Median sale price

Median price	\$1,300,000	Pro	perty Type	House		Suburb	Mentone
Period - From	01/07/2025	to	30/09/2025	S	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	1A Dickens St PARKDALE 3195	\$1,750,000	09/10/2025
2	18b Phillip St MENTONE 3194	\$1,705,000	29/09/2025
3			

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:	20/10/2025 17:08



Date of sale











Property Type: Townhouse

(Single)

Land Size: 354 sqm approx

Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price September quarter 2025: \$1,300,000

Comparable Properties



1A Dickens St PARKDALE 3195 (REI)









Price: \$1,750,000

Method: Sold Before Auction

Date: 09/10/2025

Property Type: House (Res) **Land Size:** 300 sqm approx

Agent Comments



18b Phillip St MENTONE 3194 (REI)

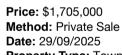








Agent Comments



Property Type: Townhouse (Single) **Land Size:** 290 sqm approx

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.

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