

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

36b Plummer Road, Mentone Vic 3194

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Mentone

Period - From 01/07/2025

to

30/09/2025

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	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



3 2 2

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)

Agent Comments

4 2 2

Price: \$1,750,000
Method: Sold Before Auction
Date: 09/10/2025
Property Type: House (Res)
Land Size: 300 sqm approx



18b Phillip St MENTONE 3194 (REI)

Agent Comments

4 3 2

Price: \$1,705,000
Method: Private Sale
Date: 29/09/2025
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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