

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

4/1 LONG STREET MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

3/1 LONG STREET MENTONE VIC 3194	\$770,000	14-Jan-25
190 COMO PARADE EAST PARKDALE VIC 3195	\$825,000	16-Jul-24
5/76 COLLINS STREET MENTONE VIC 3194	\$775,000	03-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 02 September 2025

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3/1 LONG STREET MENTONE VIC 3194

Sold Price **\$770,000** Sold Date **14-Jan-25**

2 2 1

Distance **0km**



190 COMO PARADE EAST PARKDALE VIC 3195

Sold Price **\$825,000** Sold Date **16-Jul-24**

2 2 1

Distance **1.01km**



5/76 COLLINS STREET MENTONE VIC 3194

Sold Price **\$775,000** Sold Date **03-Feb-25**

2 2 1

Distance **1.48km**

RS = Recent sale UN = Undisclosed Sale

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