

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

4/18 COLLINS 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

\$270,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

7/18 COLLINS STREET MENTONE VIC 3194	\$270,000	19-Jun-25
13/7 ANDERSON COURT MENTONE VIC 3194	\$280,000	05-Dec-24
206/15 BALCOMBE ROAD MENTONE VIC 3194	\$290,000	09-Mar-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: 27 June 2025



**7/18 COLLINS STREET MENTONE
VIC 3194**

Sold Price

^{RS}

\$270,000

Sold Date

19-Jun-25



1



1



-

Distance

0km



**13/7 ANDERSON COURT MENTONE
VIC 3194**

Sold Price

\$280,000

Sold Date

05-Dec-24



1



1



1

Distance

0.42km



**206/15 BALCOMBE ROAD
MENTONE VIC 3194**

Sold Price

\$290,000

Sold Date

09-Mar-25



1



1



1

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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