

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 Flinders Street, Mentone Vic 3194

Indicative selling price

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

Range between

\$450,000

&

\$480,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Mentone

Period - From

23/07/2025

to

22/07/2026

Source

Property Data

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	11/15 Florence St MENTONE 3194	\$455,000	27/05/2026
2	3/106 Cromer Rd BEAUMARIS 3193	\$480,000	12/03/2026
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:

23/07/2026 15:55



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median Unit Price
23/07/2025 - 22/07/2026: \$595,000

Comparable Properties



11/15 Florence St MENTONE 3194 (REI/VG)

Agent Comments

1 1 -

Price: \$455,000
Method: Private Sale
Date: 27/05/2026
Property Type: Unit



3/106 Cromer Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

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Price: \$480,000
Method: Private Sale
Date: 12/03/2026
Property Type: Apartment

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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