

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

4/2 KITCHENER 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Mentone

Period-from

01 Aug 2024

to

31 Jul 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

10/11 FLORENCE STREET MENTONE VIC 3194	\$575,000	04-Jul-25
4/117-119 BALCOMBE ROAD MENTONE VIC 3194	\$600,000	24-May-24
5/117-119 BALCOMBE ROAD MENTONE VIC 3194	\$574,000	22-May-24

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: 25 August 2025


**10/11 FLORENCE STREET
MENTONE VIC 3194**
 2  1  1

Sold Price

^{RS}
\$575,000

Sold Date

04-Jul-25

Distance

0.69km

**4/117-119 BALCOMBE ROAD
MENTONE VIC 3194**
 2  1  1

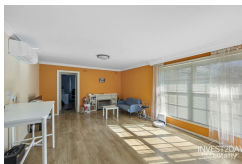
Sold Price

\$600,000

Sold Date

24-May-24

Distance

0.78km

**5/117-119 BALCOMBE ROAD
MENTONE VIC 3194**
 2  1  1

Sold Price

\$574,000

Sold Date

22-May-24

Distance

0.78km
RS = Recent sale

UN = Undisclosed Sale

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