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	4a Blackwood Avenue, Mentone VIC 3194
postcode	

Indicative selling price

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

Median sale price

Median price	\$702,500	Pro	pperty Type Un	it		Suburb	Mentone
Period - From	17/05/2025	to	16/11/2025	Sou	ırce	Cotality	ГМ

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/6 Cherrington Court Parkdale VIC 3195	\$1,505,000	31/10/2025
4B Alma Road Parkdale VIC 3195	\$1,660,000	08/07/2025
10b Gainsborough Road Mentone	\$1,470,000	24/09/2025

This Statement of Information was prepared on:	17/11/2025

