

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

5/10 COMMERCIAL ROAD 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Mentone

Period-from

01 Dec 2024

to

30 Nov 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

6/16 STATION STREET MENTONE VIC 3194	\$476,400	07-Oct-25
203/116 BALCOMBE ROAD MENTONE VIC 3194	\$510,000	01-Oct-25
9/122 BEACH ROAD PARKDALE VIC 3195	\$540,000	18-Sep-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: 05 December 2025


**6/16 STATION STREET MENTONE
VIC 3194**

 2
  1
  1

Sold Price

\$476,400

Sold Date

07-Oct-25

Distance

0.4km

**203/116 BALCOMBE ROAD
MENTONE VIC 3194**

 2
  1
  1

Sold Price

\$510,000

Sold Date

01-Oct-25

Distance

0.55km

**9/122 BEACH ROAD PARKDALE
VIC 3195**

 2
  1
  -

Sold Price

\$540,000

Sold Date

18-Sep-25

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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