

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

58b Mentone Parade, Mentone Vic 3194

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,185,000

Property Type Townhouse

Suburb Mentone

Period - From 04/02/2024

to

03/02/2025

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	6a Wells Rd BEAUMARIS 3193	\$2,175,000	04/01/2025
2			
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:

04/02/2025 11:17



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Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median Townhouse Price
04/02/2024 - 03/02/2025: \$1,185,000

Comparable Properties



6a Wells Rd BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$2,175,000
Method: Private Sale
Date: 04/01/2025
Property Type: Townhouse (Single)

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.