

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

6/16 Station Street, Mentone Vic 3194

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$617,500

Property Type Unit

Suburb Mentone

Period - From 24/09/2024

to

23/09/2025

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	7/5 Station St MENTONE 3194	\$425,000	19/05/2025
2	7/8 Blagdon St CHELTENHAM 3192	\$425,000	12/05/2025
3	6/8 Blagdon St CHELTENHAM 3192	\$425,000	12/05/2025

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:

24/09/2025 11:03



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median Unit Price
24/09/2024 - 23/09/2025: \$617,500

Comparable Properties



7/5 Station St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$425,000
Method: Private Sale
Date: 19/05/2025
Property Type: Unit

7/8 Blagdon St CHELTENHAM 3192 (VG)

Agent Comments

2 - -

Price: \$425,000
Method: Sale
Date: 12/05/2025
Property Type: Strata Unit/Flat



6/8 Blagdon St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$425,000
Method: Private Sale
Date: 12/05/2025
Property Type: Apartment

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