

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

6/2-10 TEAGUE AVENUE 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Mentone

Period-from

01 Oct 2024

to

30 Sep 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

7/23 BARKER STREET CHELTENHAM VIC 3192	\$643,000	26-Jun-25
3/6 RIVIERA STREET MENTONE VIC 3194	\$695,000	10-Jun-25
7/86-88 COLLINS STREET MENTONE VIC 3194	\$660,000	30-Jun-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.~~

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**7/23 BARKER STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$643,000** Sold Date **26-Jun-25**

Distance **1.94km**



**3/6 RIVIERA STREET MENTONE
VIC 3194**

2 1 1

Sold Price ^{RS} **\$695,000** Sold Date **10-Jun-25**

Distance **0.87km**



**7/86-88 COLLINS STREET
MENTONE VIC 3194**

2 1 1

Sold Price **\$660,000** Sold Date **30-Jun-25**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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