

# 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

63 Patty Street, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,350,000 & \$2,550,000

### Median sale price

Median price \$1,380,000 Property Type House Suburb Mentone

Period - From 02/02/2025 to 01/02/2026 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	18 Folkestone Cr BEAUMARIS 3193	\$2,500,000	17/11/2025
2	12 Sea Pde MENTONE 3194	\$2,450,000	27/10/2025
3	55 Mundy St MENTONE 3194	\$2,455,000	11/10/2025

**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:

02/02/2026 13:01



4   2   6

**Property Type:** House  
**Land Size:** 1020 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,350,000 - \$2,550,000  
**Median House Price**  
02/02/2025 - 01/02/2026: \$1,380,000

## Comparable Properties



**18 Folkestone Cr BEAUMARIS 3193 (REI)**

**Agent Comments**

4   2   2

**Price:** \$2,500,000  
**Method:** Private Sale  
**Date:** 17/11/2025  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx



**12 Sea Pde MENTONE 3194 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$2,450,000  
**Method:** Sold Before Auction  
**Date:** 27/10/2025  
**Property Type:** House (Res)  
**Land Size:** 869 sqm approx



**55 Mundy St MENTONE 3194 (REI)**

**Agent Comments**

5   2   2

**Price:** \$2,455,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx

**Account - Hodges** | P: 03 95846500 | F: 03 95848216