Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,200,000

Property offered for sale

| 3 Voltri Street, Mentone Vic 3194 |
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Indicative selling price

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

| Range between \$1,200,000 | & | \$1,300,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,452,500 | Pro | perty Type | House | | Suburb | Mentone |
|---------------|-------------|-----|------------|-------|--------|--------|---------|
| Period - From | 01/01/2025 | to | 31/03/2025 | : | Source | REIV | |

Comparable property sales (*Delete A or B below as applicable)

2 Atunga Ct CHELTENHAM 3192

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.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 4 Amber Ct CHELTENHAM 3192 | \$1,210,000 | 10/05/2025 |
| 2 | 8 Berringa St PARKDALE 3195 | \$1,240,000 | 23/04/2025 |
| | | | |

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: | 30/05/2025 14:07 |
|--|------------------|



29/03/2025



Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price March quarter 2025: \$1,452,500





Property Type: House Land Size: 534 sqm approx

Agent Comments

Comparable Properties



4 Amber Ct CHELTENHAM 3192 (REI)

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Price: \$1,210,000 **Method:** Auction Sale **Date:** 10/05/2025

Property Type: House (Res) **Land Size:** 635 sqm approx

Agent Comments



8 Berringa St PARKDALE 3195 (REI)

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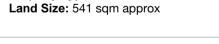
3

Price: \$1,240,000 Method: Private Sale Date: 23/04/2025 Property Type: House

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Agent Comments





2 Atunga Ct CHELTENHAM 3192 (REI)

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Price: \$1,200,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res) **Land Size:** 613 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200



