

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

68 Voltri Street, Mentone Vic 3194

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

Property 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)

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	4 Amber Ct CHELTENHAM 3192	\$1,210,000	10/05/2025
2	8 Berringa St PARKDALE 3195	\$1,240,000	23/04/2025
3	2 Atunga Ct CHELTENHAM 3192	\$1,200,000	29/03/2025

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

68 Voltri Street, Mentone Vic 3194

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2025: \$1,452,500



3 2 4

Property Type: House

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



4 Amber Ct CHELTENHAM 3192 (REI)

Agent Comments

3 2 4

Price: \$1,210,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 635 sqm approx



8 Berringa St PARKDALE 3195 (REI)

Agent Comments

3 1 2

Price: \$1,240,000

Method: Private Sale

Date: 23/04/2025

Property Type: House

Land Size: 541 sqm approx



2 Atunga Ct CHELTENHAM 3192 (REI)

Agent Comments

3 2 4

Price: \$1,200,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 613 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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